



**TO LET**



**Two-Storey Hybrid Industrial Unit**

145.67 sq m (1,568 sq ft)

**Rent £16,000 pax**

UNIT I  
SPEY HOUSE  
MANDALE PARK  
BELMONT INDUSTRIAL ESTATE  
DURHAM  
DH1 1TH

- Ground Floor Warehouse: 76.92 sq m (828 sq ft)
- Fitted First Floor Offices: 68.75 sq m (740 sq ft)
- Well Positioned on Durham's Most Established Industrial Estate / Business Park
- Strategically Located close to Junction 62 of the A1(M)
- Electric Roller Shutter Door & Glazed Personnel Entrance
- WC & Kitchen Facilities

## LOCATION

Situated on the outskirts of Durham City, Mandale Park is part of the larger Belmont Industrial Estate and boasts an excellent location less than one mile from Junction 62 of the A1(M) via the A690. The estate is conveniently positioned 15 miles south of Newcastle upon Tyne and 9 miles southwest of Sunderland. Additionally, a 'Park & Ride' car park is available nearby on the A690.

The estate is strategically placed for easy access to the region's major airports in Newcastle and Durham Tees Valley, as well as the east coast's rail line station at Durham, which provides regular services to London Kings Cross.

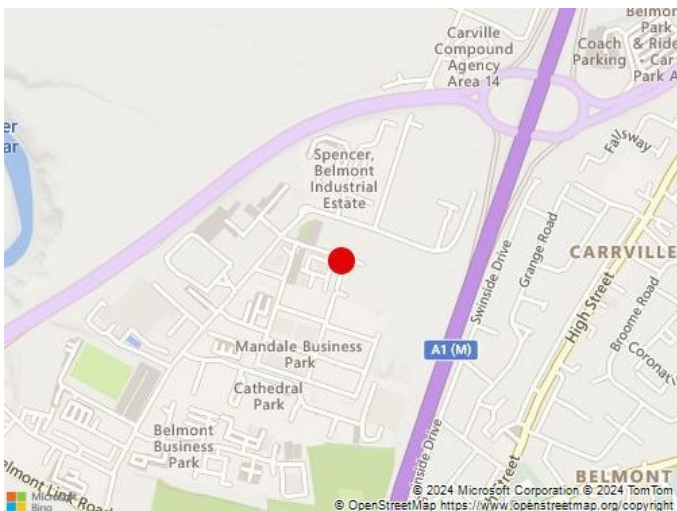
Surrounding occupiers include Vertu Motors (BMW/Mini), Pulman Skoda, DPD, Howdens, Rexel, SAS Autoparts, Durham University, Clive Owen LLP, and the Durham & Darlington Fire Service (HQ).

## DESCRIPTION

Spey House comprises an estate of eleven two-storey units of traditional brick and block construction, featuring a glazed entrance facade, surmounted by a pitched, tiled roof.

Internally, the unit is divided over two levels; the ground floor providing warehouse / workshop accommodation, with a concrete slab floor and access via a 3.4m high electric roller shutter door to the front elevation.

The first floor is fitted to an office specification but could be repurposed by ingoing Tenants if required.



The units were designed with occupier affordability in mind, currently falling below the minimum rates threshold. Heating and lighting are provided by LED fittings and electric panel radiators throughout, resulting in excellent EPC ratings and low running costs.

Each unit includes accessible WC and kitchen facilities.

## ACCOMMODATION

	sq m	sq ft
Ground Floor Warehouse	76.92	828
First Floor Offices	68.75	740
<b>TOTAL</b>	<b>145.67</b>	<b>1,568</b>

## TERMS

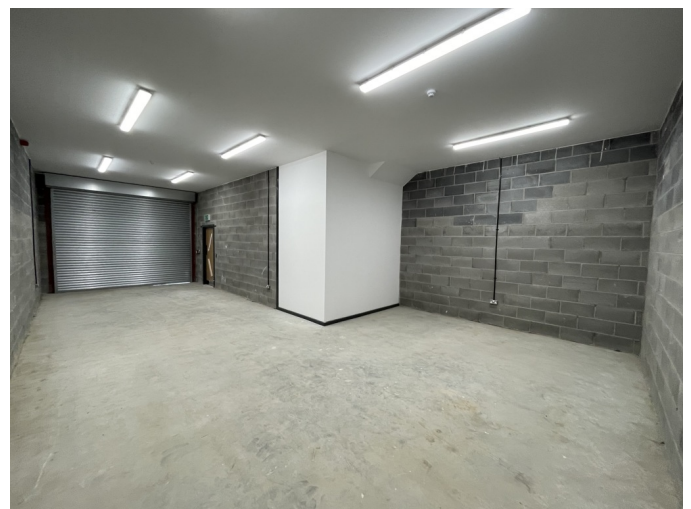
Available by way of an new effectively full repairing and insuring lease with 5 yearly upward only rent reviews.

## BUSINESS RATES

Rateable Value : £9,200 (Effective 1st April 2023)  
Estimated Rates Payable (24/25) : £0

Our estimates are calculated by applying the appropriate Business Rate Multiplier to the RV and adjusting for Small Business Rate Relief, in cases where the RV indicates that it may be available.

It is important that interested parties confirm the accuracy of this information and the actual rates payable with the Local Authority.



## ENERGY PERFORMANCE

EPC rating 33 B

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

## LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser / tenant.

## VIEWING & FURTHER INFORMATION

For general enquiries and viewing arrangements please contact:

Daryl Carr

t: 0191 731 8660

e: [daryl@grahamshall.com](mailto:daryl@grahamshall.com)

Or our Joint Agent:

Dresler Smith

David Dresler

t: 0113 245 5599

e: [davidd@dreslersmith.co.uk](mailto:davidd@dreslersmith.co.uk)

## AGENTS NOTE

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

