



TO LET



High Quality Industrial Units

308.99 - 620.94 sq m (3,326 - 6,684 sq ft)

Rent £26,608 - £53,472 pax

UNITS A & B
TEES HOUSE
MANDALE PARK
BELMONT INDUSTRIAL ESTATE
DURHAM
DH1 1TH

- Well Positioned on Durham's Most Established Industrial Estate
- Strategically Located close to Junction 62 of the A1(M)
- Units Can be Let Individually or Combined to Satisfy a Larger Requirement
- Large Electric Roller Shutter Door & Glazed Aluminium Personnel Entrance
- Enclosed Rear Yards
- Eaves Height Approximately 7m

LOCATION

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

Tees House comprises a block of industrial units of steel portal frame construction, with brick and block elevations, and a composite cladding external envelope.

Access is gained either through the double-glazed aluminium personnel entrances to the front or, for loading purposes, via the electric roller shutter doors at the rear.

Units A & B are currently arranged as two separate units, and could be re-let as such, or combined to provide a double unit of approximately 620.94 sq m (6,684 sq ft)

Each unit benefits from:

- Solid concrete floors
- An amenity block with WC and kitchen facilities
- LED lighting throughout
- Double glazed windows at first floor level
- An eaves height of c. 7m
- 3-phase power
- Enclosed yard to the rear
- Car parking to the front
- 24 hour CCTV

ACCOMMODATION

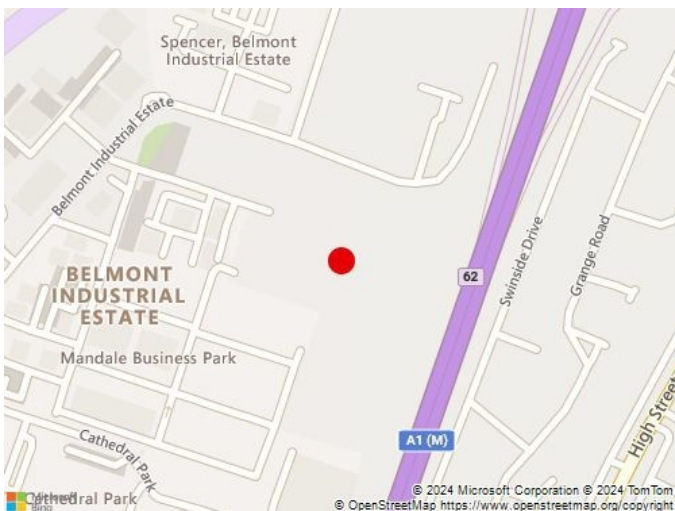
	sq m	sq ft
Unit A	311.96	3,358
Unit B	308.99	3,326
TOTAL	620.94	6,684

TERMS

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

RENT

£8.00 psf pax.



BUSINESS RATES

Unit A

Rateable Value (Effective 1st April 2023): £16,750

Estimated Rates Payable: £8,358.25

Unit B

Rateable Value (Effective 1st April 2023): £16,750

Estimated Rates Payable: £8,358.25

Our estimates have been calculated by applying the appropriate Business Rate Multiplier to the RV. 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 30 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 Graham S Hall Chartered Surveyors:

Daryl Carr

t: 0191 731 8660

e: daryl@grahamshall.com

Or our Joint Agent:

Dresler Smith

David Dresler

t: 0113 245 5599

e: 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 or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

