



Aykley Heads House, Aykley Heads, Durham, DH1 5TS

Unique Period Office Space Surrounded by Leading Durham Businesses

SUMMARY

Tenure	To Let
Available Size	5,121 sq ft / 475.76 sq m
Rent	£60,000 per annum
Service Charge	Details on application
Rates Payable	£24,950 per annum
Rateable Value	£50,000
BER Rating	Upon enquiry
Legal fees	Each party to bear their own costs

KEY POINTS

- Just 1.2 miles from Durham City Centre
- Durham Railway Station is a 10-minute walk, with the A1(M) just 5 minutes away by car, ensuring excellent transport links.
- This prestigious Business Park is home to Atom Bank, North East Chamber of Commerce, Swinburne Maddison LLP & Waterstons.
- This is a rare opportunity to occupy a Grade II listed office building, combining historic character with modern functionality.
- The current layout includes a mix of offices, meeting rooms & breakout spaces, offering flexibility for various business needs.
- A large dedicated car park provides dedicated on-site parking for staff & visitors.

LOCATION

Durham is a historic city with a rich heritage, a world-class university, and a thriving business community. Home to the UNESCO-listed Durham Cathedral and Castle, it blends history with modern commerce. With direct rail links to London, Edinburgh, and Newcastle, and easy access to the A1(M), it is a prime business location. The city also offers a mix of shops, cafés, restaurants, and professional services, making it an attractive place to work and invest.

Aykley Heads House is located within Aykley Heads Business Park, one of Durham’s most prestigious business districts, home to Waterstons, the North East Chamber of Commerce, Swinburne Maddison LLP, and Atom Bank. The property benefits from a peaceful, landscaped setting, while offering excellent connectivity.

Durham Railway Station is just a 10-minute walk away, providing direct links to Newcastle, London, and Edinburgh. Durham City Centre is 5 minutes by car, offering a full range of amenities, cafés, restaurants, and retail. The A1(M) is accessible within a 5-minute drive, connecting the property to the wider region.

DESCRIPTION

Aykley Heads House presents a rare opportunity to occupy a distinguished period office building, combining Georgian elegance with modern business functionality. This Grade II listed property boasts an array of exceptional architectural details, including:

- Ornate plasterwork ceilings and decorative wall panelling
- Large sash windows, providing excellent natural light
- Wood-panelled entrance hall and a grand sweeping staircase
- Traditional fireplaces and high ceilings throughout

Offering bright, versatile offices, Aykley Heads House is an ideal headquarters for a single occupier looking for a prestigious business address in Aykley Heads, Durham. The cellular layout provides a mix of meeting rooms, private offices, and breakout spaces, along with kitchen facilities and WC amenities on both floors, making it highly adaptable to various business needs.

ACCOMMODATION

Description	sq ft	sq m
Ground Floor	2,086	193.80
First Floor	3,035	281.96
Total	5,121	475.76

TERMS

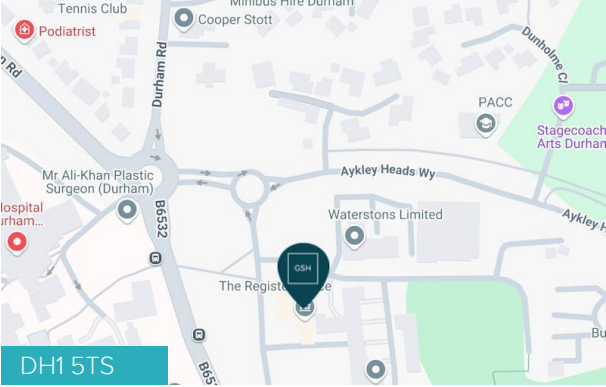
The property is available by way of a new EFRI lease for a term of years to be agreed at an annual rent of £60,000 pax.

EPC

Awaiting certificate. Estimated rating: C.

VAT

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



VIEWING & FURTHER INFORMATION

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