



Thomas House, 4 Whitfield Court, Durham, DH7 8XL

Ground Floor Offices within a Modern, Purpose-Built Building

SUMMARY

Tenure	To Let
Available Size	1,176 to 2,557 sq ft / 109.25 to 237.55 sq m
Rent	£12.50 - £12.75 per sq ft
Service Charge	£1 per sq ft
EPC Rating	B (47)
VAT	Applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Prominently Located on Established Business Park
- Only 3 Miles from City Centre with Excellent Access to A690 & A167
- Ground Floor Available in Whole or Part
- Currently Configured as Open-Plan Offices with Accompanying Private Offices & Meeting Rooms
- Kitchen & WC Facilities (Male, Female & Accessible) Located on the Ground Floor
- On-Site Car Parking

LOCATION

The property occupies a prominent position on St. Johns Road, which is the main thoroughfare on the well-established and popular Meadowfield Industrial Estate.

The property is located approximately 2.5 miles southwest of Durham City and midway between the conurbations of Tyneside and Teesside. Newcastle is approximately 20 miles to the north and Middlesbrough is 25 miles south-east.

The A167 and A1(M) are in proximity with access via Junction 61 of the A1(M) providing access to the rest of the region.

The area benefits from good public transport links with the Arriva bus number X46 and Arriva bus number 49A serving the entrance to St Johns Road. The mainline intercity railway services provided in Durham City allow for easy access throughout the country.

DESCRIPTION

Thomas House is one of six modern, purpose-built, self-contained office buildings at Whitfield Court, with designated on-site car parking and set within a landscaped business park environment.

The property is a purpose-built two-story detached office building. The available suites are currently configured to provide an open-plan general office with accompanying private offices & meeting rooms. Each floor has separate male, female, and accessible WC's and kitchen facilities. There's also an 8-person passenger lift and on-site car parking.

ACCOMMODATION

Floor/Unit	Description	sq ft	sq m	Rent	Service charge
Ground	Suite 1	1,176	109.25	£12.75 /sq ft	£1 /sq ft
Ground	Suite 2	1,381	128.30	£12.50 /sq ft	£1 /sq ft
Total		2,557	237.55		

TERMS

The available suites are available by way of new effective full repairing and insuring leases for a term of years to be agreed.

RENT

From £12.50 per sq ft per annum exclusive.

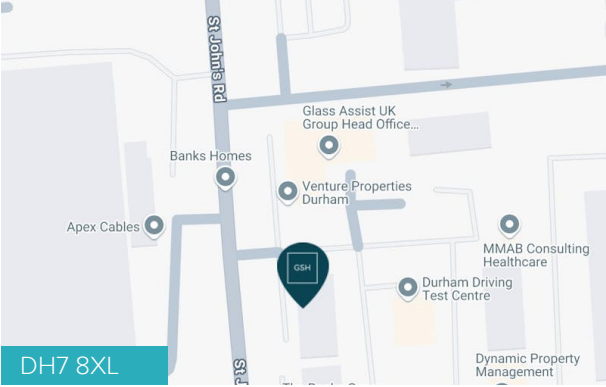
BUSINESS RATES

According to the Valuation Office Agency website, the property is currently assessed as follows:

Suite 1: Rateable Value – £12,250
Estimated Rates Payable – £6,112.75

Suite 2: Rateable Value – £14,250
Estimated Rates Payable – £7,110.75

We understand that Small Business Rate Relief may be available to qualifying parties, which could reduce the rates payable. Interested parties are advised to make their own enquiries with the Local Authority to confirm eligibility and the actual rates payable.



VIEWING & FURTHER INFORMATION



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