



Unit D, Spey House, Mandale Park, Belmont, Durham, DH1 1TH

Two-Storey Hybrid Industrial Unit

SUMMARY

Tenure	To Let
Available Size	1,568 sq ft / 145.67 sq m
Rent	£16,000 per annum
Rateable Value	£9,200
EPC Rating	B (33)
VAT	Applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- 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
- Small Business Rate Relief Available*

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

Floor/Unit	Description	sq ft	sq m
Ground	Warehouse	828	76.92
1st	Offices	740	68.75
Total		1,568	145.67

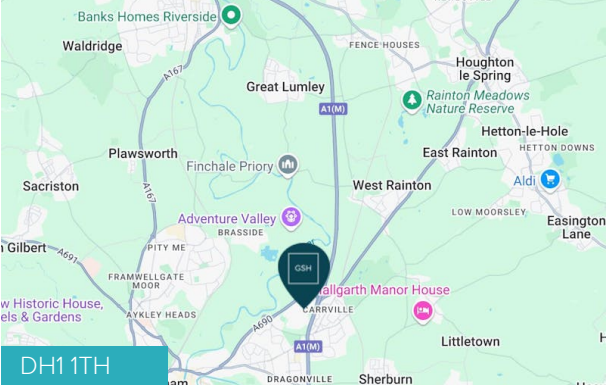
TERMS

Available by way of an new effectively full repairing and insuring lease with 5 yearly upward only rent reviews, at a rent of £16,000 pax.

BUSINESS RATES

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

We calculate our estimates by multiplying the RV by the appropriate Business Rate Multiplier and adjusting for Small Business Rate Relief. Interested parties should confirm the accuracy of this information and the actual rates payable with the Local Authority.



VIEWING & FURTHER INFORMATION

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