

To Let

Mandale Park
Belmont Industrial Estate
Durham
DH1 1TH

Modern Warehouse / Workshop Units
From 152.3 m² (1,639 sq ft)

- Modern scheme on well established estate
- Variety of differing unit sizes available
- Adjacent to the A1
- Clear internal heights from 3.2 m to 7.4 m
- Staff amenities including WCs
- New FRI leases available

Rents from £19,650 per annum

Your partners in property



Location

Belmont Industrial Estate covers in total an area of some 42 hectares and is located approximately two miles to the east of Durham City Centre and immediately adjacent to the junction of the A690 Trunk Road and junction 62 of the A1(M) Motorway.



Adjacent to the A1 (Junction 62)



Well served by public transport



23 miles to Newcastle International Airport

Situation

Mandale Park sits in the centre of Belmont Industrial Estate and boasts a range of well-established occupiers including DPD, Workwear Express, Howdens, and GNOC.

Belmont Industrial Estate also sits approximately 1 mile north of Dragonville Industrial Estate which provides a large range of local amenities, including gym facilities, retail and food and beverage outlets.

Specification

Mandale Park on Belmont Industrial Estate comprises a number of modern terraced industrial units benefitting from the following specification:

- Steel portal frame construction
- Insulated steel sheet elevations and roofing
- CIH: From 3.2 m to 7.4 m
- LED lighting
- Attractive frontages
- High spec office accommodation to specific units
- Staff amenities available
- Dedicated parking to front of each property
- Electrically operated sectional loading door

Anti-money Laundering Compliance

The lessee will be required to provide company and/or identity information to satisfy the requirements of The Money Laundering and Terrorist Financing (Amendment) Regulations 2022.

For further information please visit www.legislation.gov.uk.

Energy Performance

Please refer to the availability schedule below for information regarding the energy performance of individual units.

Business Rates

Please refer to the availability schedule below for information regarding the rateable value of each individual property (effective 1 April 2026).

For further information including how much you might expect to pay in Business Rates, please visit www.voa.gov.uk.

Terms

Please refer to the availability schedule below for further information.

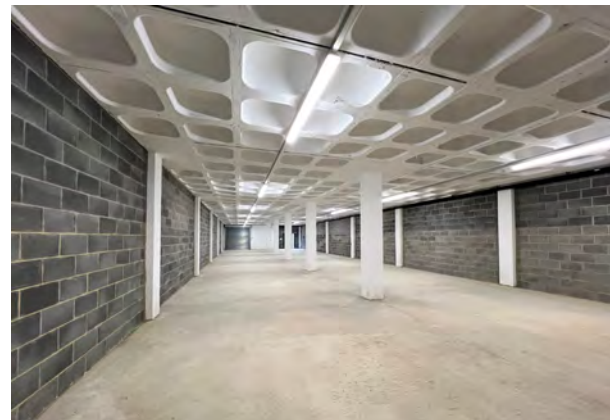
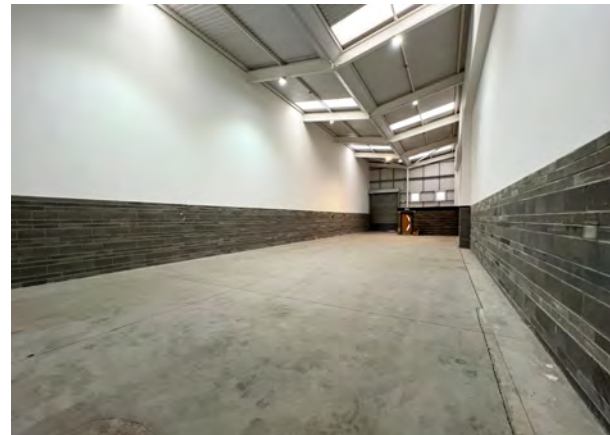
VAT & Stamp Duty Land Tax (SDLT)

VAT & SDLT will be payable on the property at the prevailing rates.

Availability Schedule

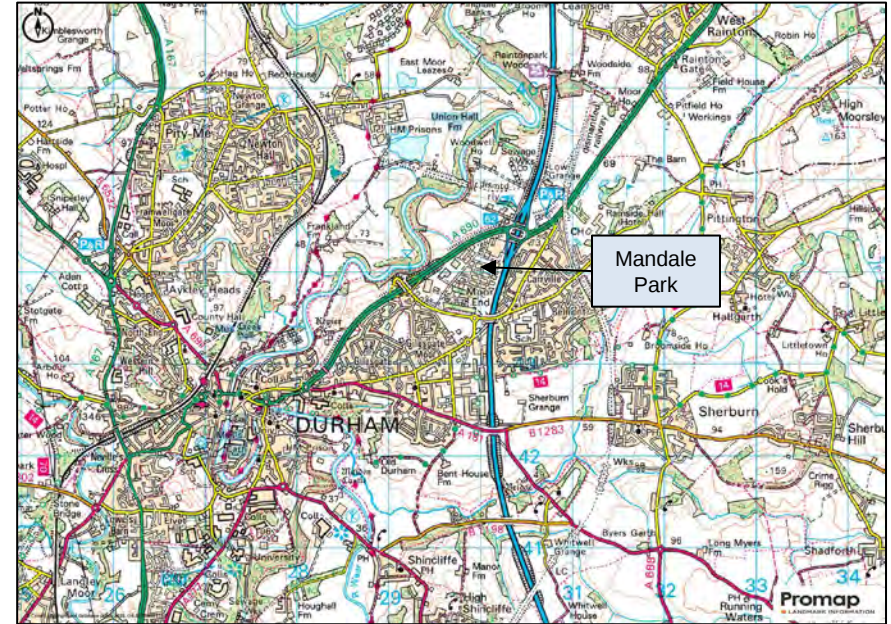
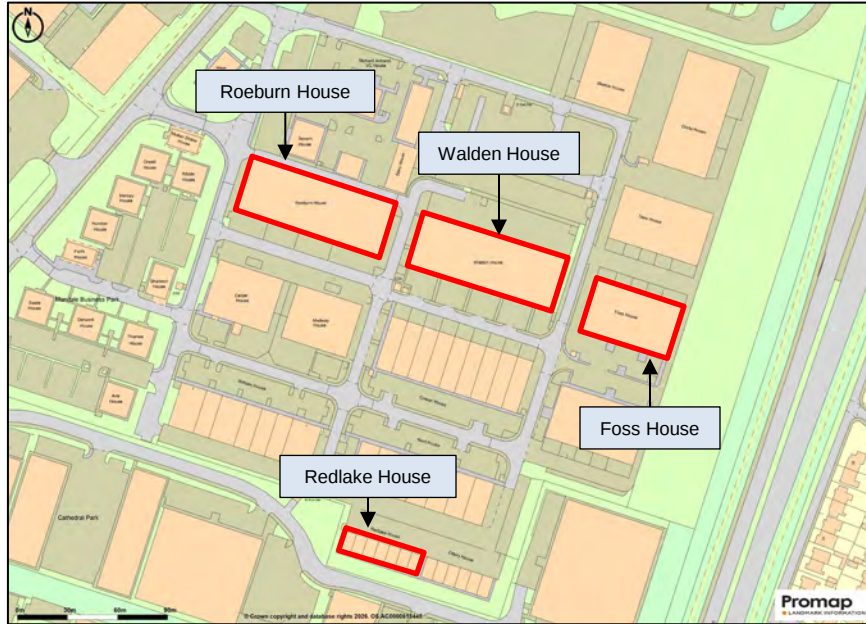
The units have been measured in accordance with the RICS Code of measuring Practice (6th Ed.) on a Gross Internal Area (GIA) basis and the recorded floor areas are presented as follows:

Unit	M ²	Sq Ft	Rent (per annum)	Rateable Value	EPC	Clear Internal Height
Walden House (Unit G)	307.97	3,315	£29,855	£22,750	C64	7.4 m
Walden House (Unit J)	315.87	3,400	£22,100	£24,000	C57	3.2 m
Walden House (Unit K)	349.78	3,765	£24,472	£24,000	B28	3.2 m
Walden House (Unit O)	351.17	3,780	£24,570	£24,000	B28	3.2 m
Walden House (Unit P)	354.70	3,818	£24,817	£24,000	B28	3.2 m
Walden House (Unit Q)	327.48	3,525	£22,912	£22,750	B28	3.2 m
Redlake House (Unit C)	143.44	1,544	£18,258	£14,250	B37	TBC
Foss House (Unit C)	312.34	3,362	£30,258	£22,750	B27	TBC
Ouse House (Unit C)	311.50	3,353	£30,177	£22,750	B27	6.5 m
Roeburn House (Unit A2)	321.44	3,460	£31,140	£22,250	B27	TBC





Location



Contact

For further information, or to arrange a viewing, please contact Knight Frank.

Mark Proudlock

Partner - Newcastle

Mobile: 07766 968891

Email: mark.proudlock@knightfrank.com

Jamie Parker

Graduate - Newcastle

Mobile: 07974 398194

Email: jamie.parker@knightfrank.com

www.knightfrank.co.uk / 0191 221 2211

Disclaimer:

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2026.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.