

## UNIT I SPEY HOUSE, MANDALE PARK, DURHAM, DH1 1TH



### LOCATION

Belmont Industrial Estate is strategically located within one mile of junction 62 of the A1(M).

Access to the scheme is via the A690, which connects Durham City approximately two miles to the west with Sunderland approximately eight miles to the east, Newcastle City Centre is located approximately 14 miles to the north.

### ACCOMMODATION

Arranged over ground and 1st floors the property provides a wc, kitchen facilities with a total internal area of 1,568sqft (1,445.67sqm) :

Internal Width	21'	6.40m
Internal Depth	39'	11.89m
Ground Floor	828sqft	76.92sqm
First Floor	740sqft	68.75sqm
<b>TOTAL</b>	<b>1,568sqft</b>	<b>145.67sqm</b>

### TERMS

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

### RENT

£16,000pax

### EPC

Attached

**SUBJECT TO CONTRACT & VACANT POSSESSION**

### RATES

Rateable Value	£ 9,200
UBR (2024/2025)	£ 0.499
Rates payable	£ 4,590

Interested parties should verify this with Durham County Council Business Rates Department (Tel: 03000 260000).

### LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

### VIEWING

Only by appointment through the joint agents, Dresler Smith Ltd & Graham S Hall:-

Contact: David Dresler  
[davidd@dreslersmith.co.uk](mailto:davidd@dreslersmith.co.uk)  
Tel: 0113 245 5599

Graham S Hall  
Contact: Daryl Carr  
[daryl@grahamshall.com](mailto:daryl@grahamshall.com)  
Tel: 0191 7318660

**Date of Particulars: APRIL 2024**

# Energy performance certificate (EPC)

Spey House, Unit 16l  
Mandale Park  
Belmont Industrial Estate  
Durham  
DH1 1TH

Energy rating

**B**

Valid until:

**31 July 2032**

Certificate number:

**6655-0603-5731-0181-6310**

Property type

B2 to B7 General Industrial and Special Industrial Groups

Total floor area

166 square metres

## Rules on letting this property

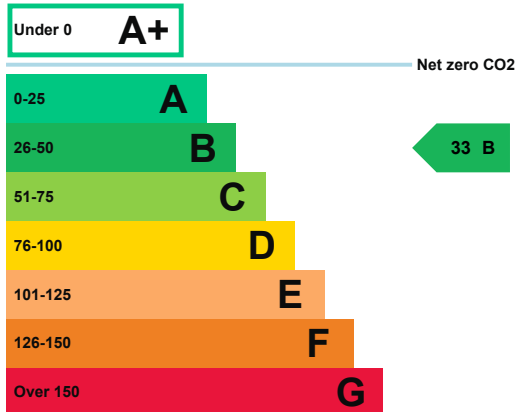
Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

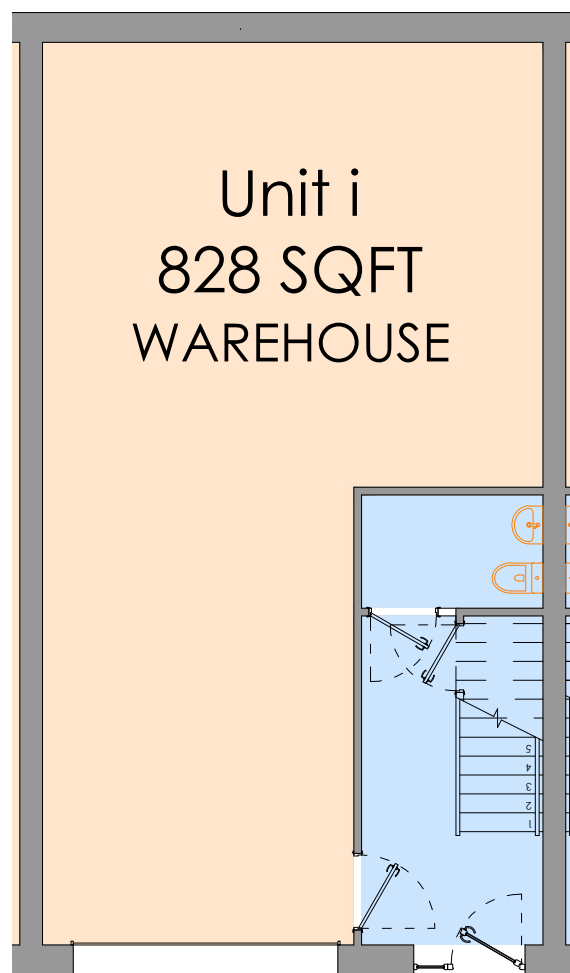
This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

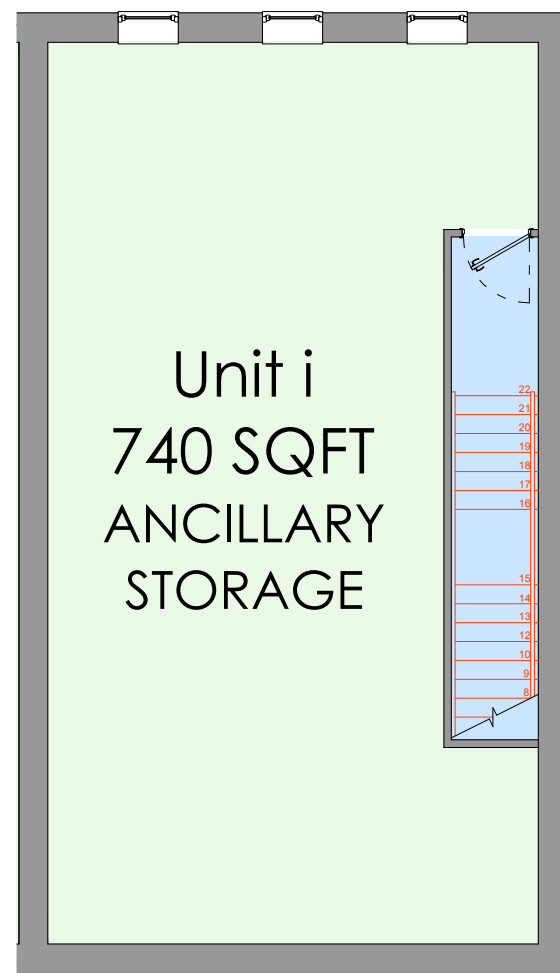
The better the rating and score, the lower your property's carbon emissions are likely to be.



# Spey House Unit i



Ground Floor Plan



First Floor Plan

NOTES:

DO NOT SCALE FROM THIS DRAWING EXCEPT FOR PLANNING PURPOSES

1. This drawing is copyright of Wardman Brown.
2. All dimensions to be verified on site prior to any shop or site works being commenced.
3. Any discrepancies to be reported to the Designer BEFORE any work is put in hand.
4. This drawing must be read in conjunction with relevant consultants and specialists drawings.
5. This drawing must be read in conjunction with the drawings specified.

HAZARDS:

CDM2015

1. Live services adjacent/on site.
2. Excavations - Ground Collapse
3. Handling major components
4. Working at height - Falling
5. Machinery & Equipment
6. Ensure all blockwork has a minimum crushing strength of 3.5N/mm<sup>2</sup>
7. The weight of each block must not exceed 20Kg

REV	DATE	DETAILS

REVISIONS:

Wardman Brown

113 Stanhope Road South  
Darlington, DL3 7SF  
Tel: 01325 460227  
info@wardmanbrown.com  
www.wardmanbrown.com

CIAT  
CHARTERED PRACTICE

CLIENT:  
Mandale

PROJECT:  
Belmont, Durham

DRAWING TITLE:  
Spey House  
Unit i Floor Plans

PURPOSE OF ISSUE:  
**SALES**

SCALE: 1:100 at A3

DATE: NOV 2021 DRAWN: CB, DRG REVISION:

DRAWING NO: L021035 - 960

