

# Offices To Let

Mandale Business Park, Durham,  
DH1 1TH

---



Office Suites from 1,000 – 7,105 sq. ft.

- Popular Business Park Location
- On-Site Car Parking
- Offers Newly Refurbished Office Space
- Potential to Sub-Divide
- High Quality Working Environment

## SITUATION

The available offices are located on Mandale Business Park, an out-of-town business park situated 1.8 miles to the North East of Central Durham. The business park benefits from being located within close proximity to junction 62 of the A1(M) and the A690, providing direct access to Durham, Sunderland and Newcastle, as well as wider regional and national road networks.

The area is easily accessible due to the provision of on-site parking, on-street parking on Bloomsdale Lane and the park and ride which is available on the A690. The location further benefits from being situated approximately 2.6 miles east of Durham Railway Station which is positioned on the main east coast railway line and provides links to both London King's Cross and Edinburgh.

Mandale Business Park is a well-established business park which neighbours Elvet BMW/Mini/Volkswagen car dealerships, a premier inn, a Brewery Fayre and Belmont Business Park.

## DESCRIPTION

The offices provide modern, open plan office accommodation with the following specification:

- Perimeter trunking
- LED lighting / LG7 Lighting
- Suspended Ceiling
- Double glazed windows
- Male, female and accessible WCs
- Reception/entrance lobby
- Passenger lift
- Kitchenette
- Fully carpeted
- DDA compliant
- On-site parking

For further details please contact:



0191 221 2211

[KnightFrank.co.uk](http://KnightFrank.co.uk)

**PATRICK MATHESON**

0191 594 5015 or 07796 192 356

[patrick.matheson@knightfrank.com](mailto:patrick.matheson@knightfrank.com)

**NATHAN DOUGLAS**

[nathan.douglas@knightfrank.com](mailto:nathan.douglas@knightfrank.com)

0191 594 5002 or 07790 931318

## ACCOMMODATION

Net internal areas:

Unit	Sq M	Sq Ft
Suite D Mersey House	128.95	1,388
GF Shannon House	162.02	1,744
2 <sup>nd</sup> Shannon House	162.86	1,753
Suite D Swale House	116.13	1,250
Suite E Swale House	92.90	1,000

## TENURE

The units are available to let as a whole, on a new full repairing and insuring lease for a term of years to be agreed.

## SERVICE CHARGE

A service charge is payable to cover costs of maintaining the external property and car park. Further information is available on request.

## BUSINESS RATES

The rateable value of this unit vary and are available upon application.

## VAT

Value Added Tax (VAT) is payable on the rents, sale prices and service charge.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## VIEWING

Please contact the agents to arrange a viewing, or for further information regarding the property.



The above images is of Mersey House which has recently been refurbished. The image below is of Shannon House





First Floor, Mersey House.

#### IMPORTANT NOTICE

- (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>.

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.