

# Offices To Let

Mandale Business Park, Durham,  
DH1 1TH

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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 Bloomsides 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

# 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.

For further details please contact:



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







First Floor, Mersey House.

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