



Mandale  
Group

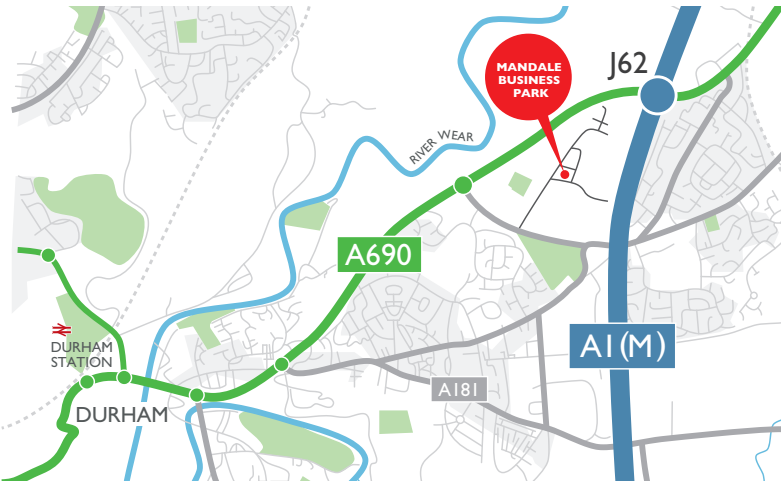
AVAILABLE NOW

# TO LET

## UNIT D, WALDON HOUSE, MANDALE BUSINESS PARK 3,260 sq ft (302 sq m)

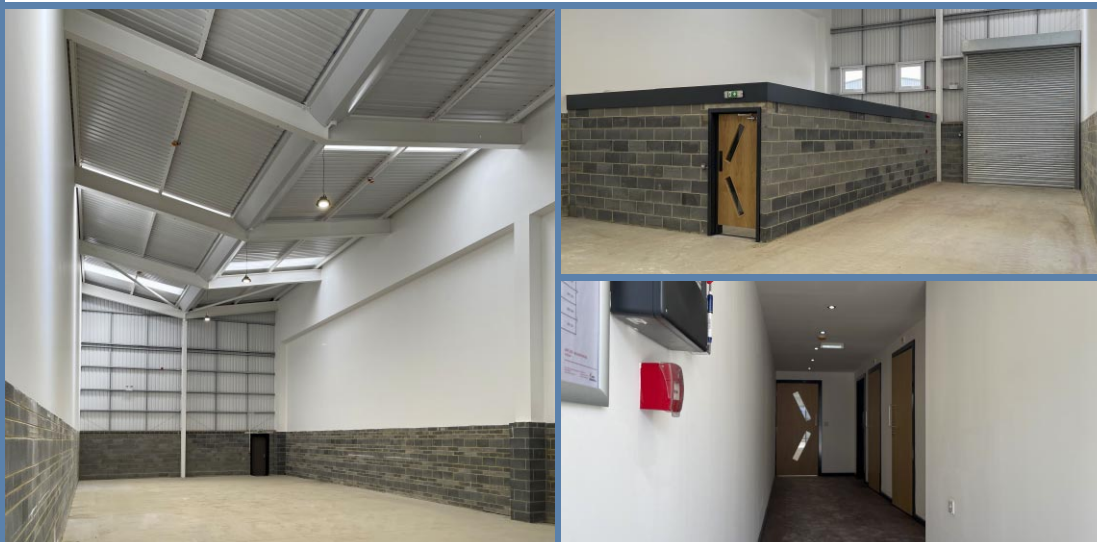
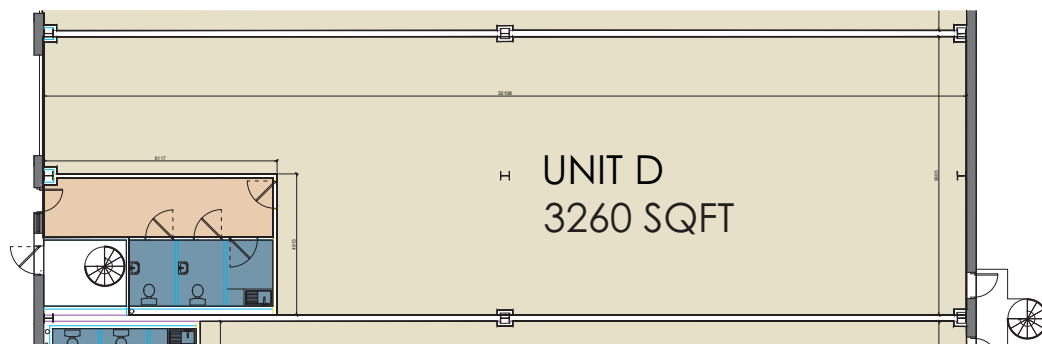
[WWW.MANDALE.COM](http://WWW.MANDALE.COM)

UNIT D, WALDON HOUSE, BELMONT IND EST, DURHAM, DH1 1TH



# UNIT D, WALDON HOUSE

## BELMONT IND EST, DURHAM, DH1 1TH



## LOCATION

Mandale Park is strategically located close to Junction 62 of the A1(M) with access off the A690 which connects Durham City approximately two miles to the west, with Sunderland approximately eight miles to the east. Newcastle City Centre is approximately 14 miles to the north.

Mandale Park is a well established commercial area with notable occupiers including Decon International, Vasstech, Ultraflex Gyms, Opus CNC, Durham University, PHS, Durham Interiors and many, many more.

The estate has excellent links to all parts of the region with East coast mainline railway service to London Kings Cross and Edinburgh available at Durham city train station.

## DESCRIPTION

Units can be combined to provide large sizes in multiples of 3,300 sq ft.

The units are ideal for many kinds of use and ideal for ingoing tenants to create extra space by installing a Mezzanine floor. Each unit has its own 3 phase power supply, water and BT.

### Included:

- Glazed aluminium entrance door
- Double glazed windows
- Communal Lobby leading to
- Ancillary block with 2 toilets and a kitchen
- LED Lighting throughout
- Electrically operated roller shutterdoor
- Steel security fire escape doors
- 24 hour CCTV security surveillance

UNIT	UNIT NAME	UNIT SQ FT (SQ M)	EAVES HEIGHT	ANNUAL RENT
23D	Waldon	3,260 (302)	8m	£22,820

## CAR PARKING

Extensive on site car parking available.

## VIEWING

**Mandale**  
Joe Darragh  
T: 07973 908 599  
E: joe@mandale.com

**HTA Real Estate**  
Simon Hill  
T: 01912 453 011  
E: simon@htare.co.uk



01642 605 514



**IMPORTANT NOTICE:** These details were compiled June 2021 and whilst every reasonable effort has been made by The Mandale Group and HTA Real Estate to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("information") may be relied upon as a statement of representation or fact. The Mandale Group and HTA Real Estate nor their Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of The Mandale Group and HTA Real Estate or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer, lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.

Designed and produced by **Architype** | 07793 764 767 | architypecreative.com | Ref: 0837