



Mandale
Group

TO LET

TO LET

18,695 SQ FT UNIT & YARD

£130,000 plus VAT per annum

EXCELLENT
LOCATION EASY
ACCESS TO THE A1

TEES HOUSE, BELMONT IND EST, DURHAM, DH1 1TT



TEES HOUSE

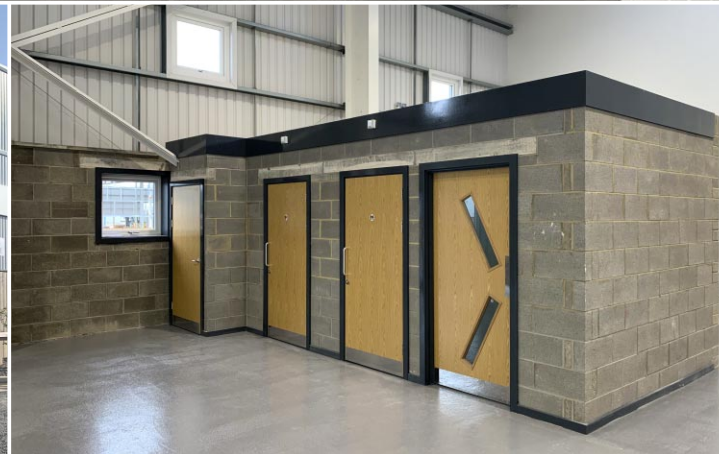
BELMONT IND EST, DURHAM, DH1 1TT

SITE PLAN



TEES HOUSE

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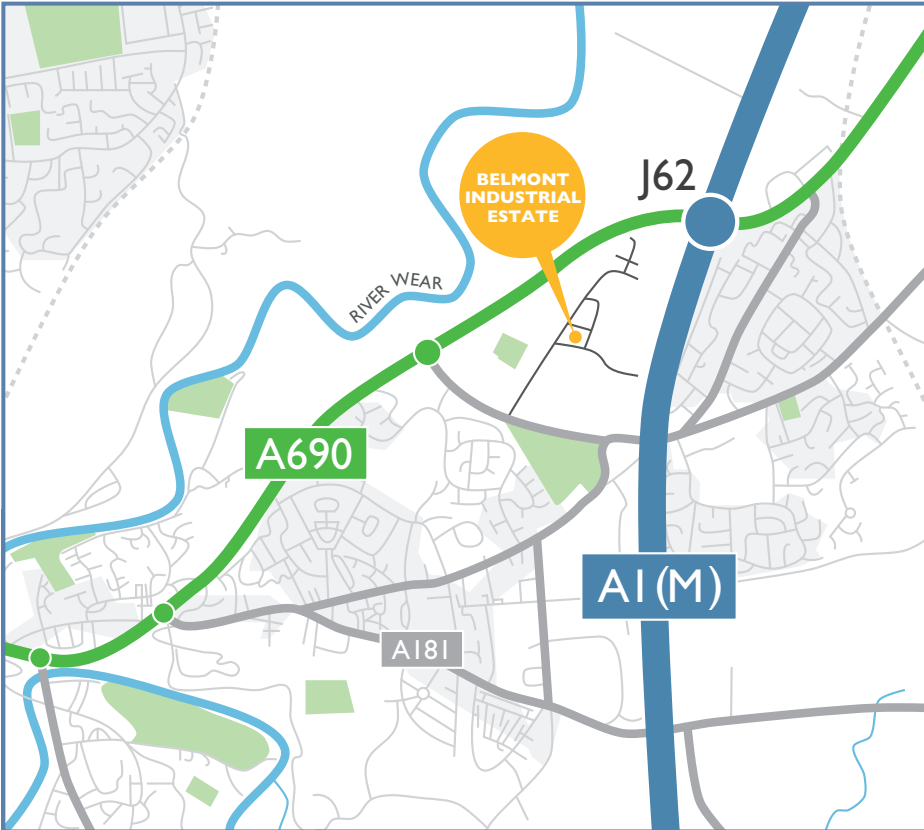


TEES HOUSE

BELMONT IND EST, DURHAM, DH1 1TT

CURRENT LIST OF OCCUPIERS





DESCRIPTION

The unit is ideal for many kinds of use and ideal for incoming tenants to create extra space by installing a Mezzanine floor. The 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

TENURE

Units are available by way of new full repairing and insuring leases.

VIEWING

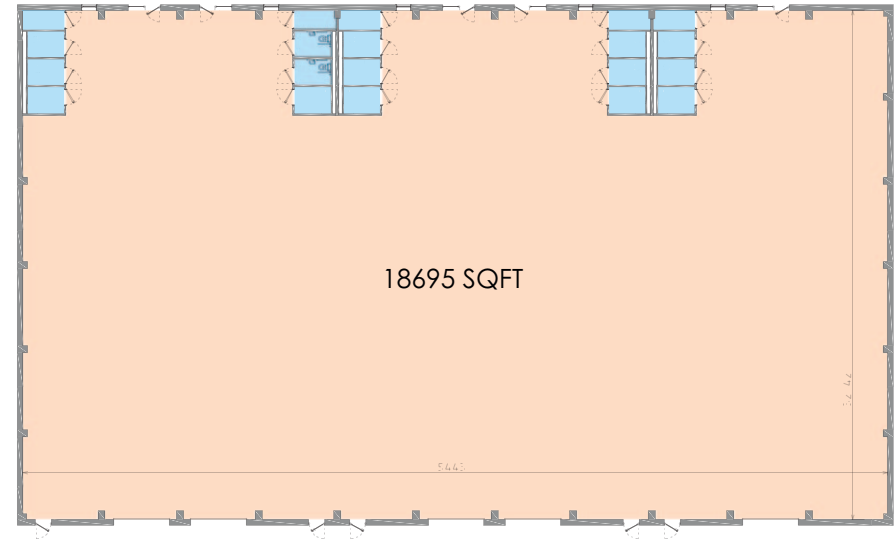
HTA Real Estate
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LOCATION

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 Durham and Darlington Fire Service Headquarters, Age UK Durham, BHP Law, Home Group and a number of car dealerships including BMW and Mini.

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.



Tees House