



To Let Hybrid Unit DH1 1TH

**Unit B Ottery House, Mandale Park,
Belmont,
Durham**

- Modern hybrid unit in business park location
- Excellent location close to A1
- On site Car Parking
- Electrically Operated Roller Shutter Door
- Close to Durham City Centre

SUBJECT TO CONTRACT

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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 Decon International, Vasstech, Ultraflex Gyms, Opus CNC, Durham University, PHS, Durham Interiors and 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

Modern hybrid unit within an established business park location. Loading doors into ground floor warehouse areas with car parking and loading area to the front of the building. Steel frame buildings with blockwork and profile cladding exterior.

WCs, LED Lighting, and 3 phase power included.

3.5 m internal height at ground floor. 2.6m internal height in the offices at first floor.



Accommodation

<u>Ground Floor</u> <u>Warehouse</u>	<u>First Floor</u> <u>Office</u>	<u>Total sq. ft</u>
830 sq. ft	720 sq. ft	1,550 sq. ft

Terms

Available by way of a new standard 'Smart Lease' for a term of 3 years or multiples thereof which will be outside of the security of tenure provisions of the Landlord and Tenant Act 1954 Part 2.

Rent

£18,200 per annum.

Business Rates

Exempt for qualifying small businesses.

Services

Each unit has its own 3 phase power supply, water and BT.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

B(37)

Viewing

Via Agents HTA Real Estate

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