

To Let



Mandale Business Park

Belmont Industrial Estate, Durham, DH1 1TH

 **naylors**

To Let

Modern Industrial and Hybrid Units

1,544 – 3,818 sq ft

- Excellent location
- Adjacent to junction 62 of the A1(M)
- Range of units available
- Attractive landscaped estate

Location

Mandale Park is strategically located close to junction 62 of the A1(M) with access off the A690 which connects Durham City approximately 2 miles to the west with Sunderland approximately 8 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 Newbridgegate Tyres, Motor Parts Direct, Deacon International, Vasstech, Opus CNC, Durham University, PHS and many more. The estate has excellent links to all parts of the region with the east coast mainline railway service to London Kings Cross and Edinburgh available at Durham City train station.

Specification

Multiple styles of property are available to include steel frame industrial units with brick and clad elevations under pitched insulated profile sheet roof. Generally all units contain an office space, kitchenette and WCs along with external parking and loading. Hybrid units are also available providing a ground floor workshop space with first floor office space. In addition, there are also lower ground storage units available at Waldon House. All units benefit from three phase electricity, electric roller shutter doors and parking.

Terms

The properties will be available on new FRI leases for a term of years to be agreed.

Available Accommodation

Industrial Units

Unit A2 Roeburn House	3,460 sq ft
Unit G Waldon House	3,315 sq ft
Unit C Foss House	3,362 sq ft
Unit C Ouse House	3,353 sq ft

Hybrid Units

Unit C Redlake House	1,544 sq ft
Unit D Redlake House	1,556 sq ft

Lower Ground Units

Unit K Waldon House	3,765 sq ft
Unit O Waldon House	3,780 sq ft
Unit P Waldon House	3,818 sq ft
Unit Q Waldon House	3,525 sq ft

Rent

Industrial Units

Unit A2 Roeburn House	£31,140 pa
Unit G Waldon House	£29,835 pa
Unit C Foss House	£30,258 pa
Unit C Ouse House	£30,177 pa

Hybrid Units

Unit C Redlake House	£18,528 pa
Unit D Redlake House	£18,672 pa

Lower Ground Units

Unit K Waldon House	£24,472.50 pa
Unit O Waldon House	£24,570 pa
Unit P Waldon House	£24,817 pa
Unit Q Waldon House	£22,912.50 pa

EPC

Please contact Naylors.

Rateable Value

Please contact the relevant local authority.

Legal Costs

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

VAT

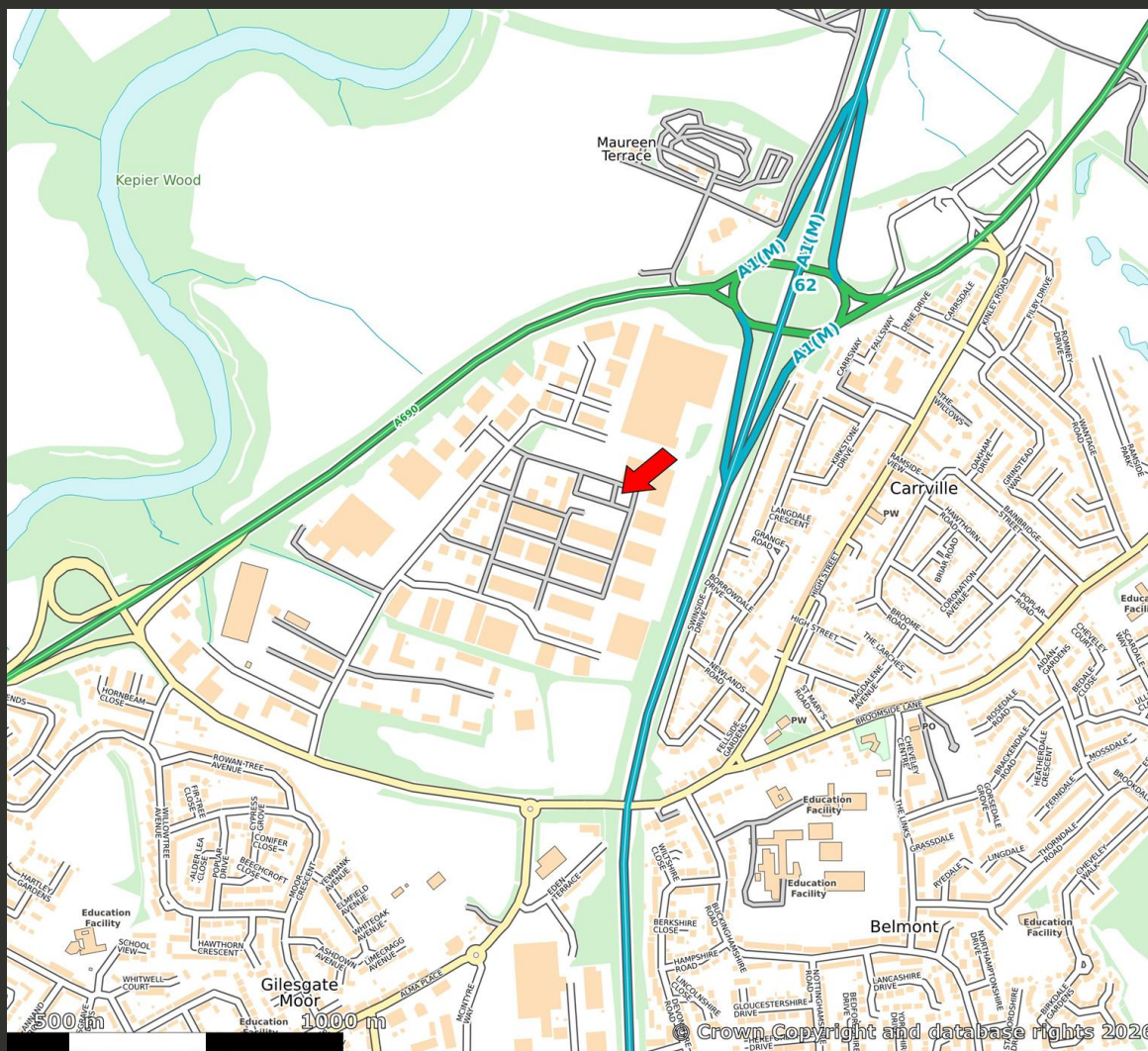
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).







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