



Commerce House

Aykley Heads Business Centre, Durham, DH1 5TS

 **naylors**

To Let

First Floor Office Suite

2,418 Sq Ft (224.63 Sq M)

- Prominent Aykley Heads Business Park Location
- Excellent Accessibility to Durham City Centre
- Set within Attractive Landscaped Grounds
- On-site Car Parking



Location

Aykley Heads Business Centre forms part of the well-established and prestigious Aykley Heads office district, one of Durham's premier business locations. The development is home to a number of notable occupiers including Swinburne Maddison LLP, HM Courts & Tribunals Service / Ministry of Justice, the Durham Register Office, and the North East Chamber of Commerce.

Strategically positioned just north of Durham City Centre, the property benefits from excellent accessibility off the A167 and provides convenient access to the city's amenities, transport links, and wider regional road network.

Description

The property comprises an attractive two-storey office building beneath a pitched roof, finished to a high-quality modern specification throughout.

Internally, the available accommodation is situated on the first floor and provides well-presented office space which benefits from two dedicated meeting rooms within the demise, together with access to communal meeting rooms and kitchen facilities on the first floor. WC facilities are also available, with an accessible WC and shower located at ground floor level.

Externally, the property benefits from an attractive outdoor seating area with covered canopy together with 15 demised car parking spaces allocated to the first floor suite.

Specification

- Suspended ceilings with LED light fittings.
- Updated decorations and carpeting.
- Perimeter trunking.
- Central heating.
- Shared kitchen and staff facilities.
- Access to two shared bookable meeting rooms potentially available (6&12 persons).
- Modern access control and security system.
- Proposed Manned Reception.
- 8 Person passenger lift.
- 15 car parking spaces

Quoting Rent

£17.50 psf, inclusive of office furniture.

£16.00 psf for unfurnished.

Accommodation

The suite comprises of a net internal area of **2,418 sq ft** (224.63 sq m).

Lease

A new lease is available for a term by arrangement.

Rateable Value

Based on the current assessment for the building, rates payable is approximately £5.30 psf.

Service Charge

There will be a service charge payable for the maintenance and upkeep of the common parts and exterior of the building.

EPC

The property has a rating of B(40).

Legal Costs

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

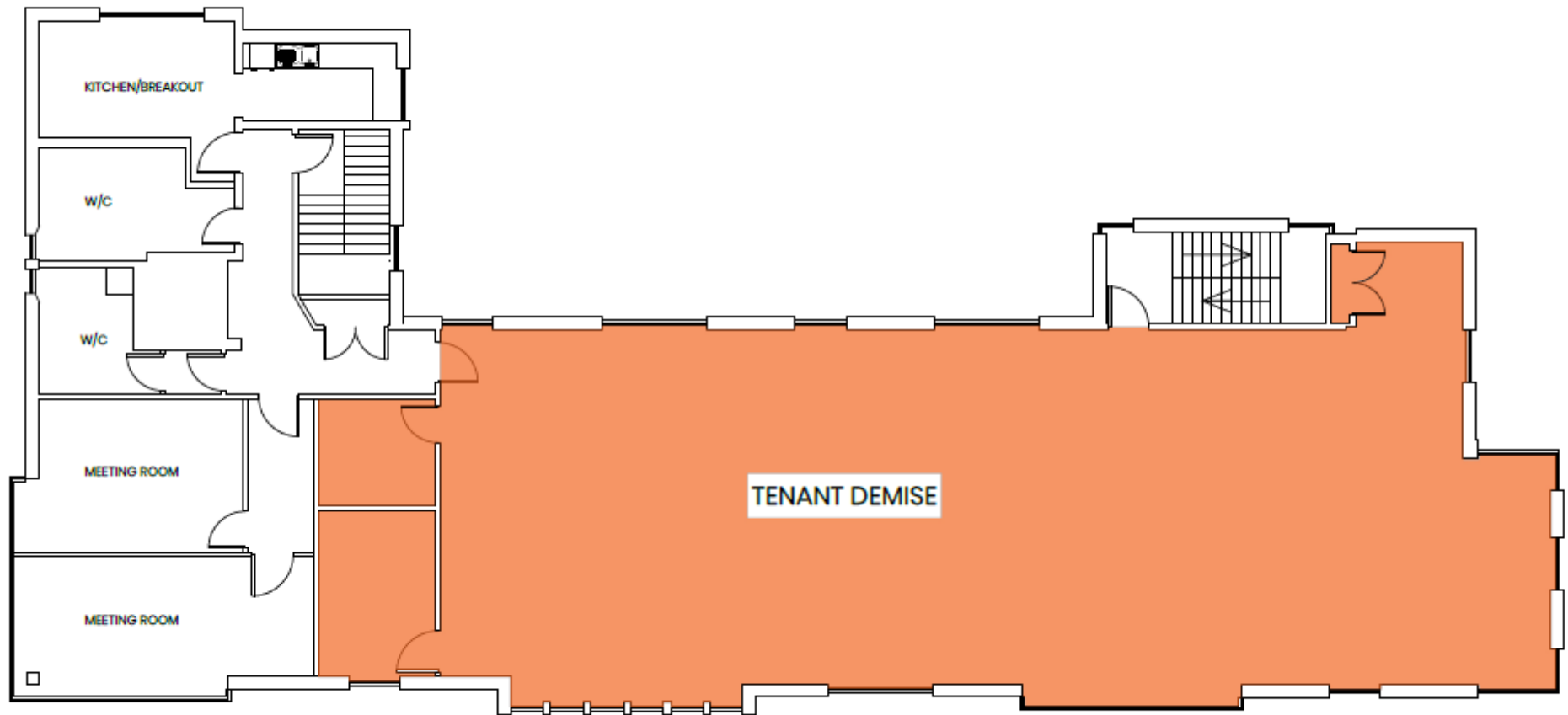
VAT

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.

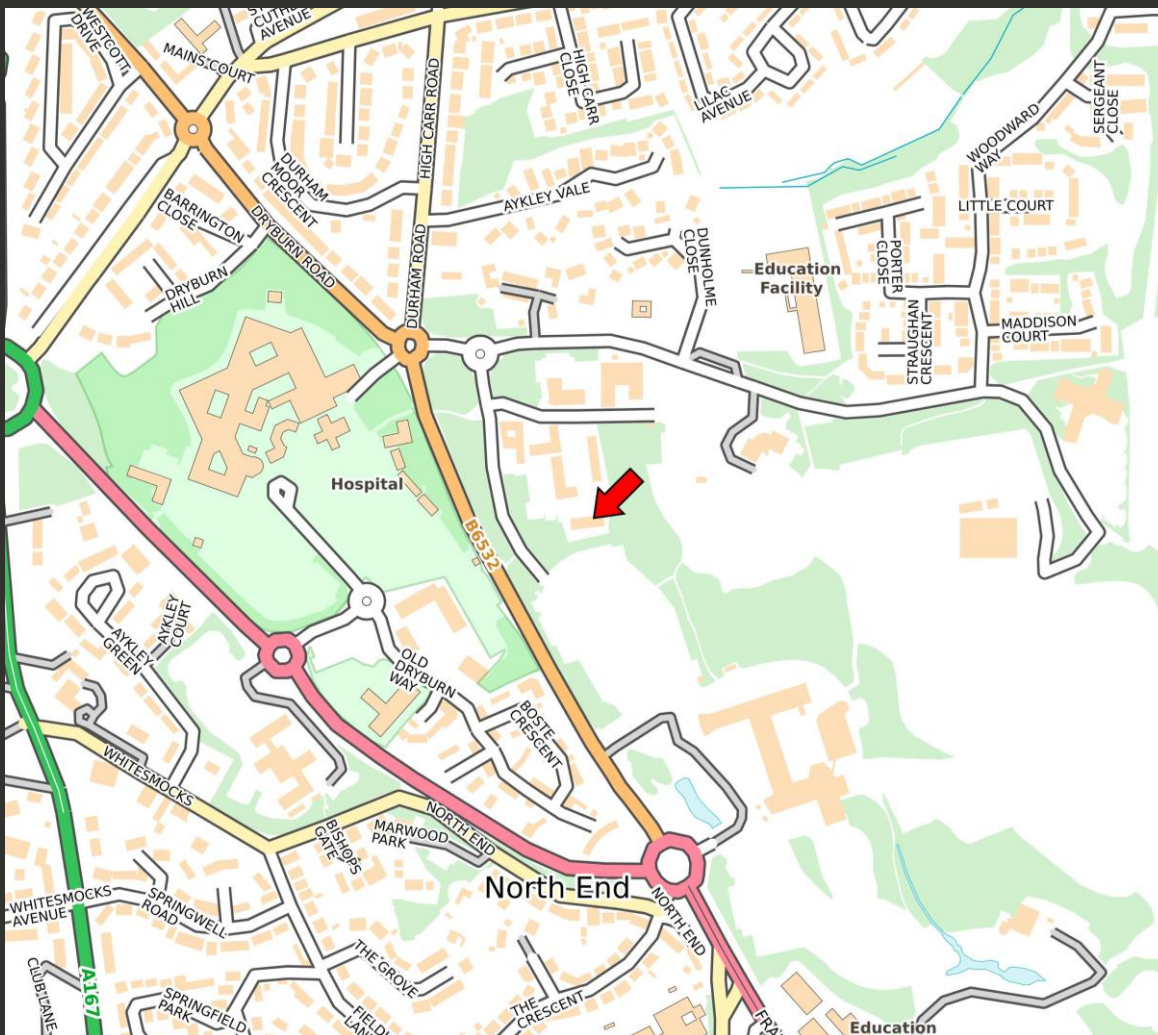
Anti-Money Laundering

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).





*For illustrative purposes only.



NAYLORS GAVIN BLACK LLP trading as NAYLORS for themselves and for the vendors and lessors of the property give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principals or employee, at NAYLORS has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

For further information please contact:

Jessica Ross
T: 07702 528 881
E: jessicaross@naylor's.co.uk

Ellie Combe
T: 07544 655 575
E: elliecombe@naylor's.co.uk



Naylor's
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylor's.co.uk