



Suite 1, Ground Floor, Commerce House

Aykley Heads Business Centre, Durham, DH1 5TS



To Let

Ground Floor Office Suite

680 Sq Ft (63.17 Sq M)

- Prominent Aykley Heads Business Park Location
- Excellent Accessibility to Durham City Centre
- Set within Attractive Landscaped Grounds
- All Inclusive Rents



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 comprises a ground floor office suite providing a fully furnished 16-desk workspace. The suite will be provided with desks, chairs and small power, together with access to shared meeting rooms and phone booths.

Externally, the property benefits from an attractive outdoor seating area with covered canopy, providing an additional amenity for occupiers and their visitors.

All Inclusive Rental

The suite is available on a licence model at £200 per desk per month, inclusive of the following services:

- Furnishing, including desks, chairs and small power
- Gas, electricity and water
- Building and office maintenance
- Daily cleaning
- High-speed internet
- Printing facilities
- Manned reception 4 days per week
- Free hot drinks and snacks within the communal business lounge
- Access to shared meeting rooms and phone booths

Accommodation

The suite comprises of a net internal area of **680 sq ft** (63.17 sq m).

Lease

The property is also available on a traditional lease basis with a rental of £20.00psf. This price is not inclusive of services listed adjacent.

Rateable Value

Business Rates are billed separately to the all-inclusive rental figure.

Service Charge

Inclusive.

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.

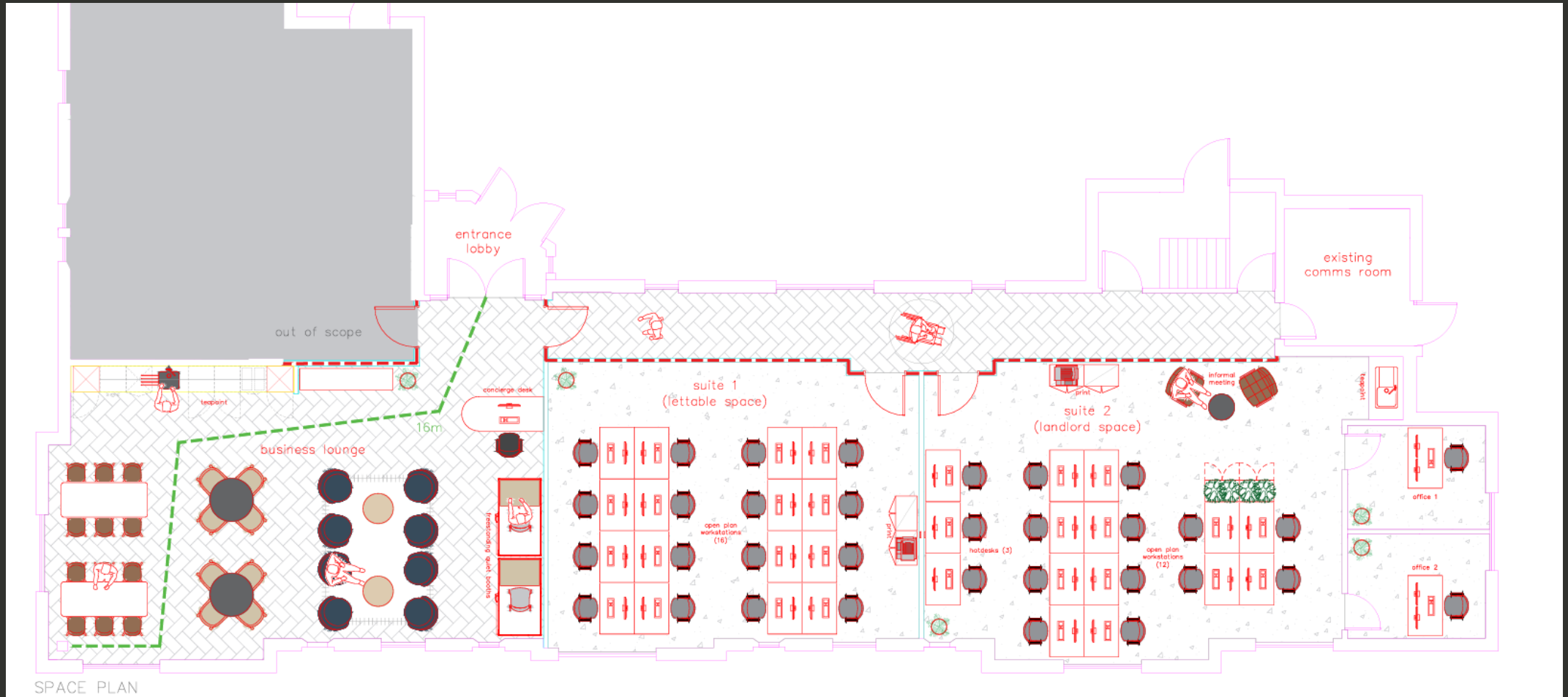
VAT

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.

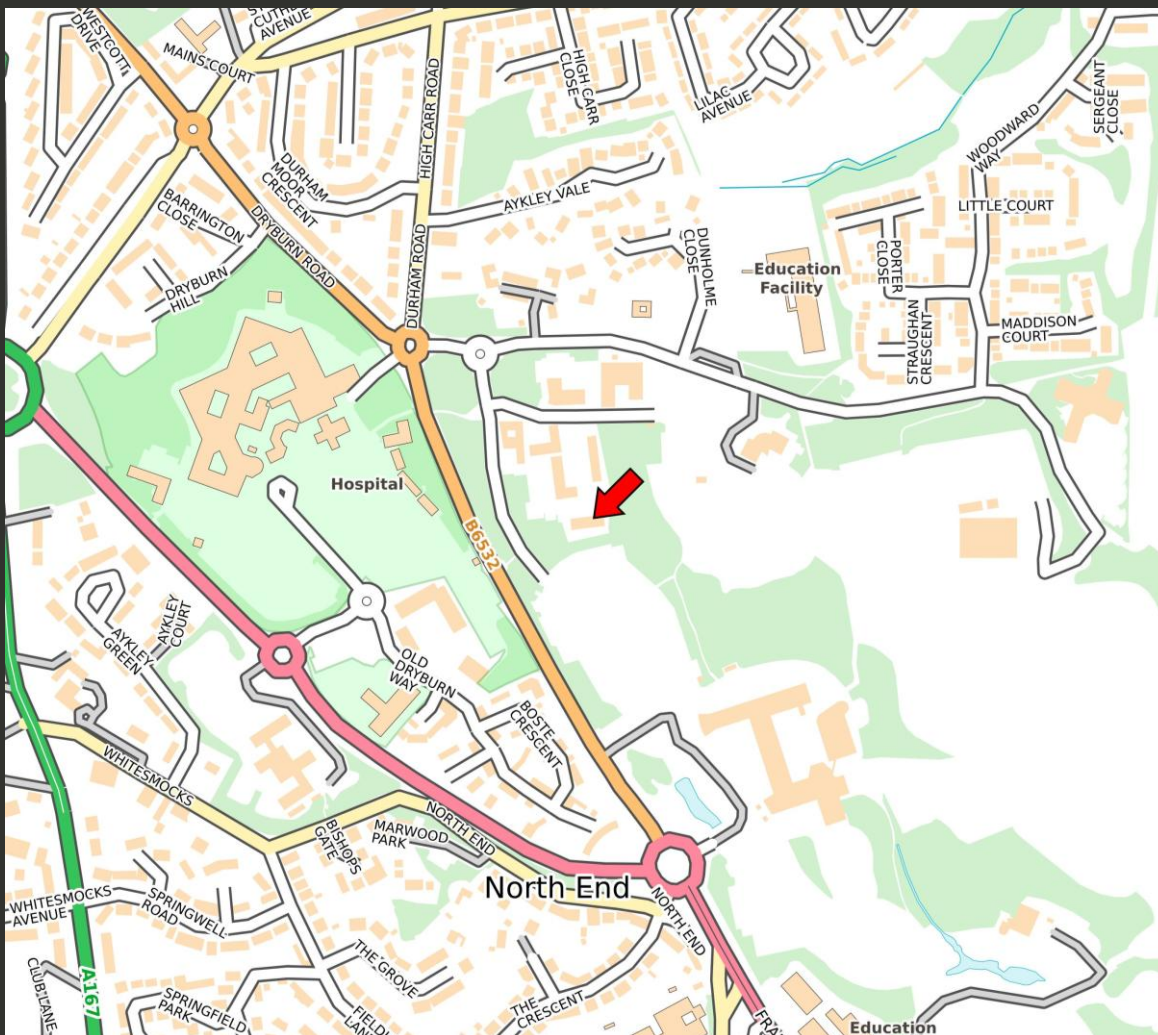
Anti-Money Laundering

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.



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