

FIRST FLOOR OFFICE TO LET

Suite 17, Crossgate Centre, Durham, DH1 4HF

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- First Floor Office To Let
- Size of 59.74m² (643 ft²)
- City Centre Location

- New EFRI Lease
- Parking Available
- Close Proximity to Durham Train Station

Annual Rent of £7,750

LOCATION

The city of Durham lies approximately 18 miles to the south of Newcastle Upon Tyne, 15 miles west of Sunderland and approximately 20 miles from Teesside and Darlington. The property is situated in the quaint area of Crossgate, a busy thoroughfare connecting the public transport links to the city centre.

The mainline railway station lies approximately ¼ of a mile from the subject property at the top of North Road allowing easy access north and south by the main East Coast intercity railway network.

DESCRIPTION

Crossgate House comprises an office building set over two floors, with the benefit of parking to the front of the property which may be available. 2 parking spaces will be provided with the office suites.

Internally the unit benefits from, secure door entry system, lift, carpeted floor, high suspended ceilings, perimeter trunking and is in a Fibre Broadband location.

ACCOMMODATION

First Floor Office 59.74m² (643 ft²)

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Shop and Premises	£5,300	£2,602.30

We are advised that the rateable value of the premises as at 1 April 2017 is £5,300 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 49.1p in the pound. However, interested parties should confirm the current position with the Local Authority.

EPC RATING

E119

TERMS

Our client is seeking rental offers of £7,750 per annum on a new EFR lease for a term of years to be agreed. Service charge and insurance billed separately. Details available on request.

VAT

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

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Joseph I'Anson at Bradley Hall.

Tel: 0191 383 9999

Email: joseph.ianson@bradleyhall.co.uk
anthony.barella@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasebusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but 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.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 07236458
1 Hood Street, Newcastle upon Tyne, NE1 6JQ.



Bus stops located close by



0.5 miles from Durham Train Station



3 miles from A1(M)

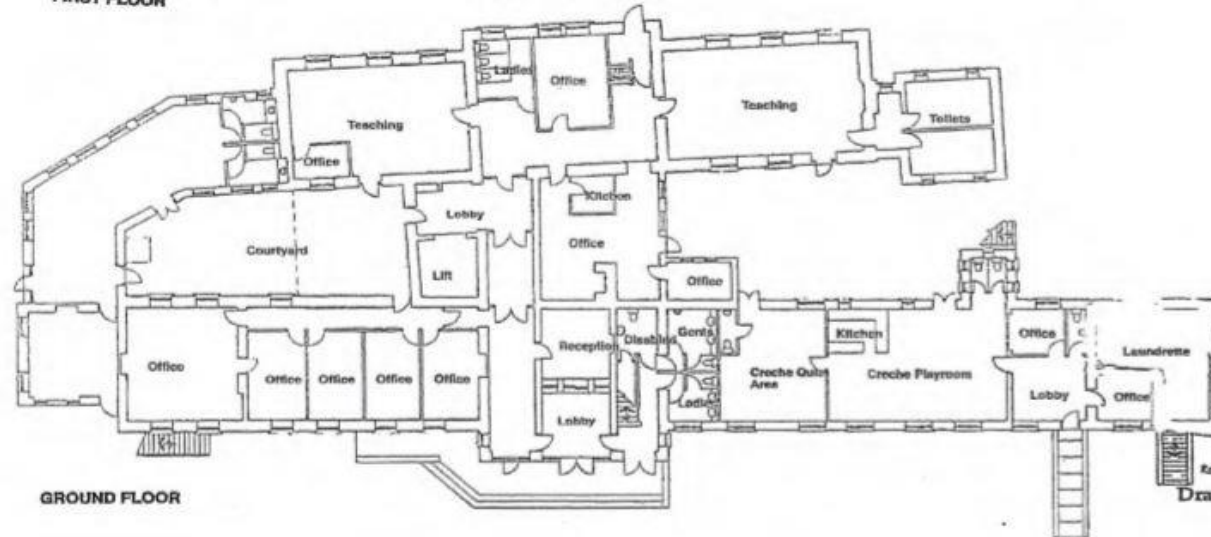
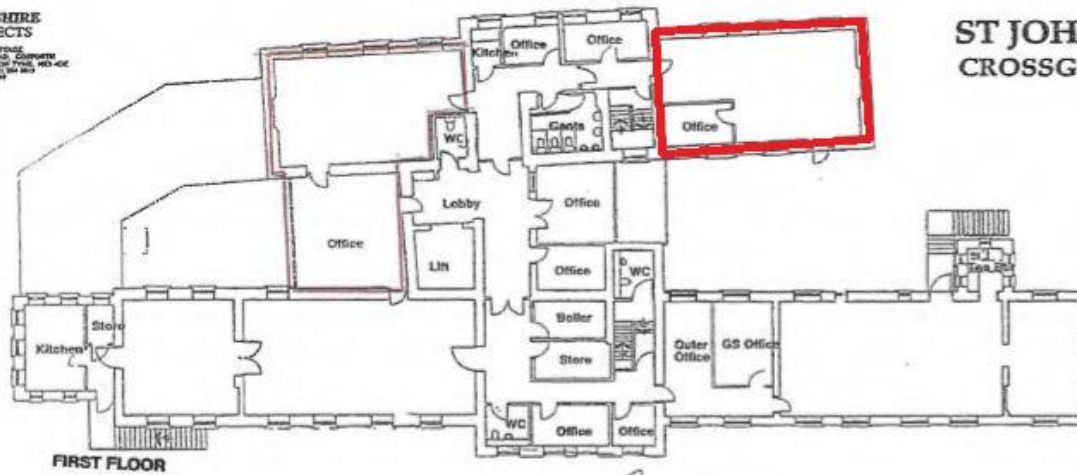


25 miles from Newcastle International Airport



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ARCHITECTS**
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**ST JOHN'S COLLEGE
CROSSGATE** Scale 1 : 200



Rev A - Oct 09 - toilet block added
Drawing No.417/12A

PLAN 1