



FOR SALE or TO LET

Modern Office Unit

18 City West Business Park, St John's Road, Meadowfield, County Durham DH7 8ER

- 2-storey Office Buildings
- Available in Whole or Part
- Self-contained
- Established Commercial area
- Close to Durham City Centre
- Good Road Links
- **For Sale £125,000 plus vat**
- Onsite Car Parking

Contact: Tim Carter

Email: tim@cpne.co.uk

Tel: 01642 704930

Connect Property North East

4 Halegrove Court

Cygnets Drive

Preston Farm Business Park

Stockton on Tees

TS18 3DB

Tel: 01642 602001

www.cpne.co.uk

LOCATION / DESCRIPTION

The premises are located off St. John's Road on Meadowfield Industrial Estate, Durham. Meadowfield Industrial Estate is accessed via the A690, which in turn links directly to Durham City approximately 3 miles distant. The A1(M) is approximately 6 miles to the east, Newcastle upon Tyne approximately 22 miles to the north east and Darlington approximately 17 miles to the south.

Durham is located on the main east coast rail line and benefits from direct rail links to Edinburgh, York, Newcastle and London Kings Cross.

The premises provide modern 2-storey accommodation finished to a good specification incorporating floor coverings, decorated walls, suspended ceilings, Cat II lighting, male, female and disabled WCs and dedicated self-contained reception area.

ACCOMMODATION

Net internal areas as follows:

Unit 18	134 m ²	(1,437 sqft)
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TERMS

The office units are available For Sale at an asking price of £125,000 plus vat per unit for the leasehold interest.

The property is also available To Let at a rental of £8.50 per sq ft per annum plus vat.

SERVICE CHARGE

Occupiers shall pay a fair proportion of the service charge for maintenance of the Landlord's Estate. The Landlord informed us that the current service charge is approximately £1.25 per sq ft per annum. For further information please contact the agent.

RATING ASSESSMENT

We are advised that the property has been entered into the 2017 Rating List as:

Ground Floor	Unit 18	£5,400
First Floor	Unit 18	£5,900

Interested parties are to satisfy themselves as to the level of business rates and their eligibility and the availability of rate relief.

ENERGY PERFORMANCE CERTIFICATE

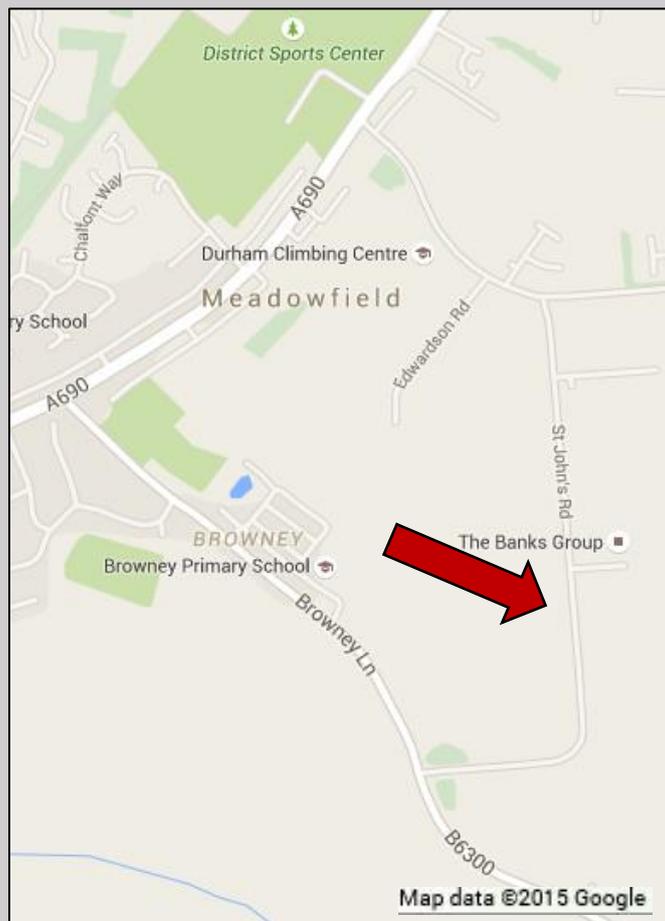
Rated within Band D (80). Copy of EPC available on request.

VIEWING

Tim Carter ddl: 01642 704930

Email: tim@cpne.co.uk

Or joint agent Ashley Smith 0191 384 2733



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