



**To Let  
Part Ground and First Floor  
Chancery Court  
Belmont Business Park  
Durham DH1 1TW**

**Office Accommodation**

**From 179.39 sq m (1,931 sq ft) to 563.55 sq m (6,066 sq ft)**



- 20 car park spaces
- Close proximity to A1(M) and A690

## Location

Chancery Court is situated within Belmont Business Park which is located approximately 1.8 miles north-east of Durham city centre.

The business park benefits from being within close proximity to J62 of the A1(M) and the A690 which provides direct access to Durham city and Sunderland together with both regional and national road networks.

Durham railway station is on the main East Coast line, providing links to both London King's Cross and Edinburgh.

Other occupiers within the business park include Dewhirst, Giles Insurance Brokers, Portland Group, NHS Durham Primary Care Trust and Home Housing.

## Description

Chancery Court is a modern detached two-storey office building with car parking set within a landscaped business park environment. The building is of brick construction with double glazed windows and a curved metal profile roof.

The suites are accessed via a shared entrance area with a common lobby providing separate male, female and disabled toilets together with stairs and a lift to the first floor.

The ground floor provides a self-contained suite previously fitted with several meeting rooms and kitchen facilities.

The first floor accommodation is divided into two suites and provides predominantly open plan space with a single set of columns. Currently the accommodation is fully carpeted with a number of cellular meeting rooms together with kitchen facilities.

The subject suites also benefit from the following specification:

- Full raised access floor
- Suspended ceiling with recessed lighting
- Floor to ceiling height of 2.6m
- Panelled radiators
- Air-conditioning
- 20 on-site car park spaces

## Accommodation

The accommodation provides the following net internal areas:

|              |                    |                    |
|--------------|--------------------|--------------------|
| Suite 2      | 190.27 sq m        | 2,048 sq ft        |
| Suite 3      | 179.39 sq m        | 1,931 sq ft        |
| Suite 4      | 193.90 sq m        | 2,087 sq ft        |
| <b>Total</b> | <b>563.55 sq m</b> | <b>6,066 sq ft</b> |

## Services

The property benefits from all main services.

## Rateable Value

The Valuation Office Agency website lists the suites as follows:

|        |         |
|--------|---------|
| Unit 2 | £18,250 |
| Unit 3 | £17,750 |
| Unit 4 | £18,250 |

The above listings are within the 2017 listings.

## Terms

The office suites are available by way of a new effectively full repairing and insuring lease(s) for minimum term of five years.

You should be aware that the Code of Practices for commercial leases in England and Wales strongly recommend you seek advice from a qualified surveyor, solicitor or license conveyancer before agreeing or signing a business agreement.

The code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk).

## Rent

The property is available as a whole or individual suites at a rent of £13.50 per sq ft.

## Service Charge

A service charge will be recoverable from the occupier for the internal and external maintenance of the property together with the car park and upkeep of the common areas and utilities used in common. Further details on application.

## Energy Performance Rating

D84

## VAT

All figures within these terms are exclusive of VAT where chargeable.

## Legal Costs

Each party is responsible for their own legal costs incurred within this transaction.

## Contact Details, Viewing and Further Information

Strictly by prior appointment via joint agents BNP Paribas Real Estate and Sanderson Weatherall.

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Subject to Contract  
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