



BNP Paribas Real Estate
One Trinity Gardens
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Newcastle upon Tyne
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To Let

Gatehouse & Hatfield Suites, Palatine House, Belmont Business Park, Durham, DH1 1TW

Office Accommodation

88.84 – 184.94 sq m (956 – 1,990 sq ft)



- § **Close proximity to the A1(M) and A690**
- § **2 ground floor office suites with the potential to combine**
- § **13 Car park spaces**



Location

Palatine House 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 Kings Cross and Edinburgh.

Other occupiers within the Business Park include Dewhirst, Giles Insurance Brokers, NHS Durham Primary Care Trust and Home Housing.

Description

Palatine House 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 Gatehouse and Hatfield suites are accessed via a shared entrance area with a common lobby providing separate male, female and disabled toilets.

Both suites are situated on the ground floor, providing open plan fully carpeted spaces which could be combined to create a 1,990 sq ft office.

The subject suites benefits from the following specification:

- § Full raised access floor
- § Suspended ceiling with Category II Lighting
- § Floor to ceiling height of 2.7m
- § Alarm
- § Intercom Entry System
- § Blinds to all windows

Accommodation

The accommodation provides the following net internal areas:

Accommodation	Sq M	Sq ft
Hatfield Suite	88.84 sq m	956 sq ft
Gatehouse Suite	96.02 sq m	1,034 sq ft
Total	184.94 sq m	1,990 sq ft

Services

The property benefits from all main services.

Rateable Value

The property is listed according to the Valuation Office Agency website as offices and premises in 2017 listings as follows:

Accommodation	Rateable Value
Hatfield Suite	£9,600
Gatehouse Suite	£10,000



Terms

The premises are available by way of a new effectively full repairing and insuring leases for minimum term of 5 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.

Rent

Available upon request

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

E:112

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 sole agents BNP Paribas Real Estate.

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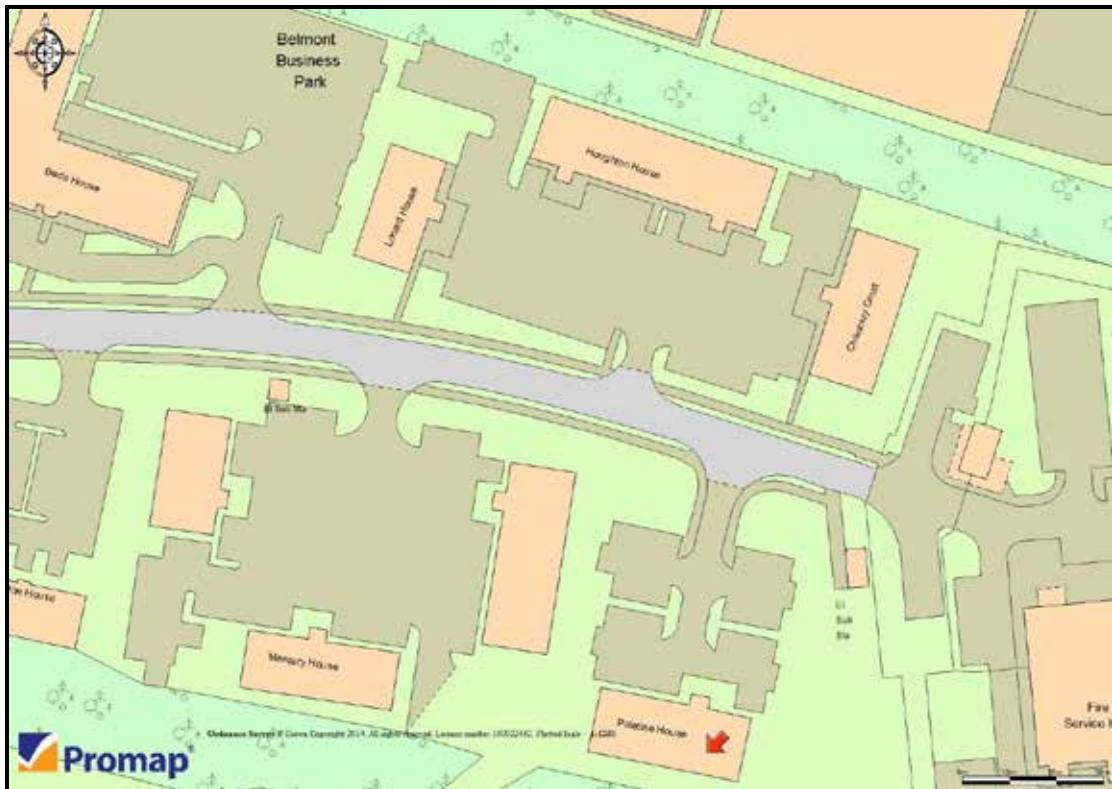
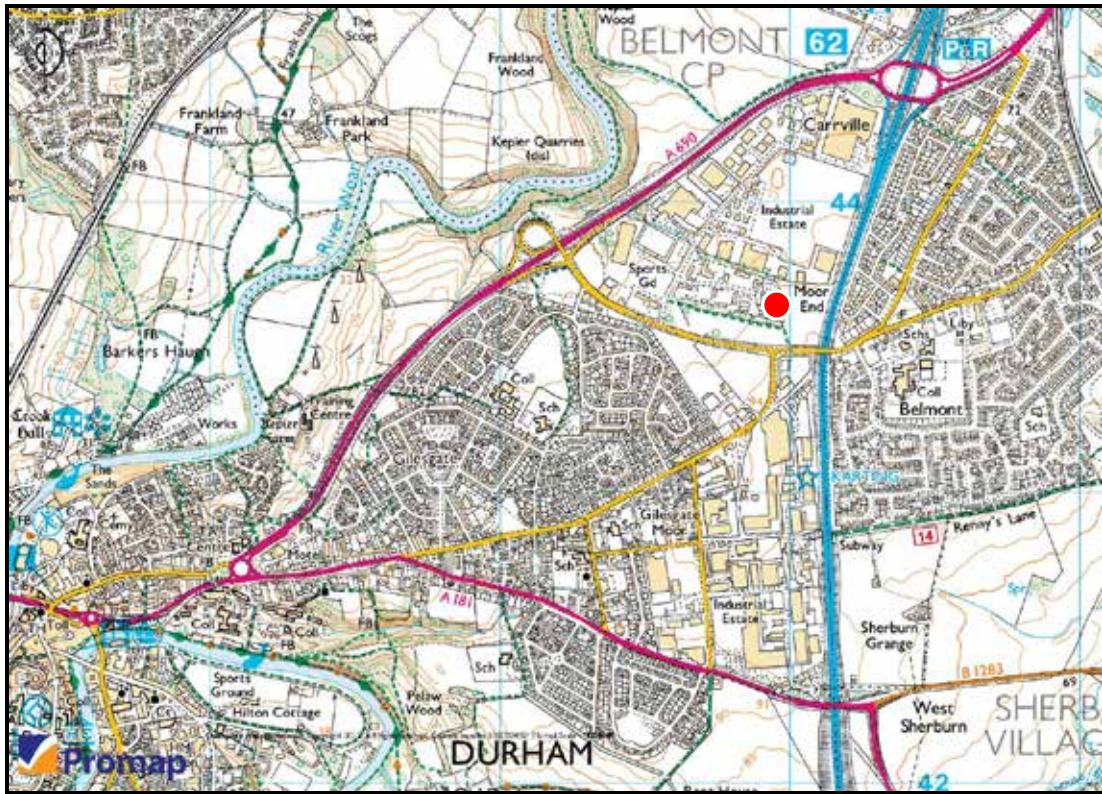
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Subject to Contract
June 2017



Belmont Business Park



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