



Mandale  
Group

TO LET

# TO LET

## 16,220 SQ FT UNIT & YARD

£114,000 plus VAT per annum

EXCELLENT  
LOCATION EASY  
ACCESS TO THE A1

SKERNE HOUSE, BELMONT IND EST, DURHAM, DH1 1TT



## BELMONT IND EST, DURHAM, DH1 1TT

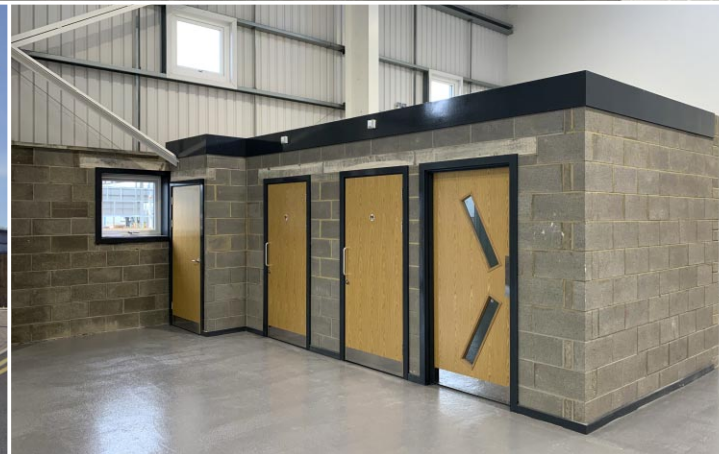
The site plan shows the layout of the Mandale Business Park. Key features include:

- Units and Layouts:**
  - Skerne House:** A red box highlights this unit, which is further detailed with a grid of letters A through E.
  - Grete House:** A unit with a grid of letters A through G.
  - Tees House:** A unit with a grid of letters A through E.
  - Foss House:** A unit with a grid of letters A through E.
  - Ouse House:** A unit with a grid of letters A through E.
  - Redlake House:** A unit with a grid of letters A through G.
  - Ottery House:** A unit with a grid of letters A through F.
  - Kent House:** A large unit with a diagonal line across it.
  - Gowan House:** A large unit with a diagonal line across it.
  - Waldon House:** A large unit with a diagonal line across it.
  - Roeburn House:** A large unit with a diagonal line across it.
  - Calder House:** A unit with a diagonal line across it.
  - Medway House:** A unit with a diagonal line across it.
  - Witham House:** A large unit with a diagonal line across it.
  - Severn House:** A unit with a diagonal line across it.
  - Richard Annand VC House:** A unit with a diagonal line across it.
  - Spey House:** A unit with a grid of letters A through J.
  - Wear House:** A small unit.
  - Mullin Slater House:** A small unit.
  - Orwell House:** A small unit.
  - Ribble House:** A small unit.
  - Menzies House:** A small unit.
  - Humber House:** A small unit.
  - Firth House:** A small unit.
  - Shannon House:** A small unit.
  - Derwent House:** A small unit.
  - Thames House:** A small unit.
  - Aire House:** A small unit.
- Other Features:**
  - Car Park for the Durham Centre:** Located at the top left.
  - Land Sold No Access:** A large area at the top.
  - UP / DOWN:** A label indicating the direction of travel.
  - El Sub Sta:** A label indicating the location of a substation.



# SKERNE HOUSE

BELMONT IND EST, DURHAM, DH1 1TT



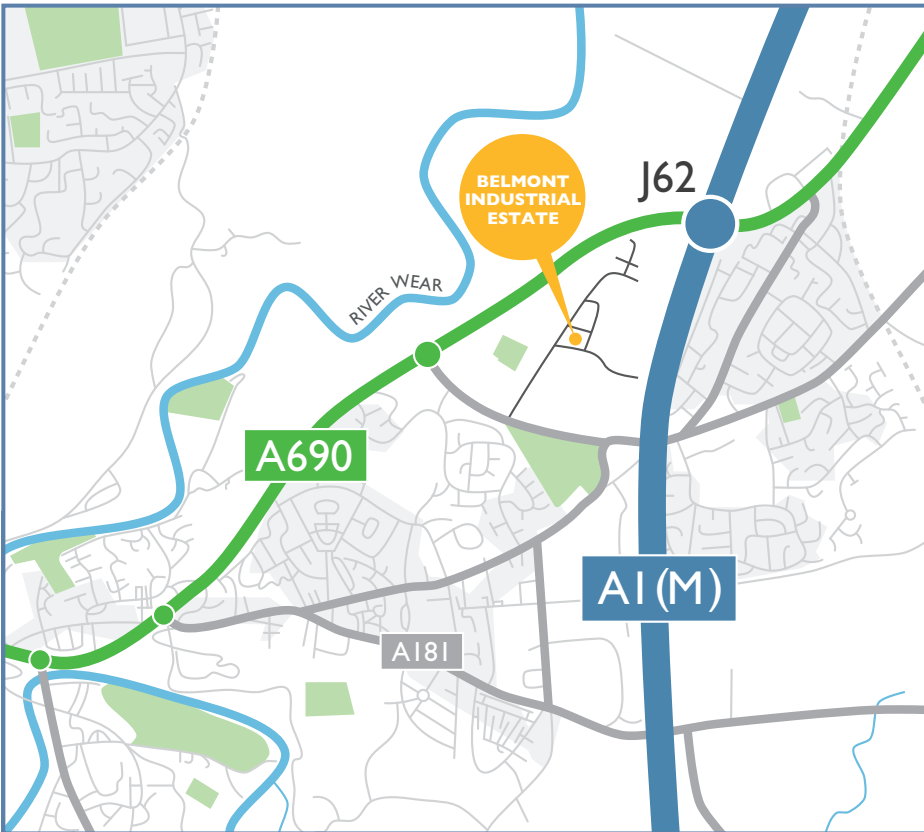


# SKERNE HOUSE

BELMONT IND EST, DURHAM, DH1 1TT

## CURRENT LIST OF OCCUPIERS





## DESCRIPTION

The unit is ideal for many kinds of use and ideal for ingoing tenants to create extra space by installing a Mezzanine floor. The unit has its own 3 phase power supply, water and BT.

### Included:

- Glazed aluminium entrance door
- Double glazed windows
- Communal Lobby leading to
- Ancillary block with 2 toilets and a kitchen
- LED Lighting throughout
- Electrically operated roller shutterdoor
- Steel security fire escape doors
- 24 hour CCTV security surveillance

## TENURE

Units are available by way of new full repairing and insuring leases.

## VIEWING

**Mandale** - Joe Darragh  
T: 07973 908 599  
E: joe@mandale.com

**CPNE** - Tim Carter  
T: 01642 704 930  
E: tim@cpne.co.uk

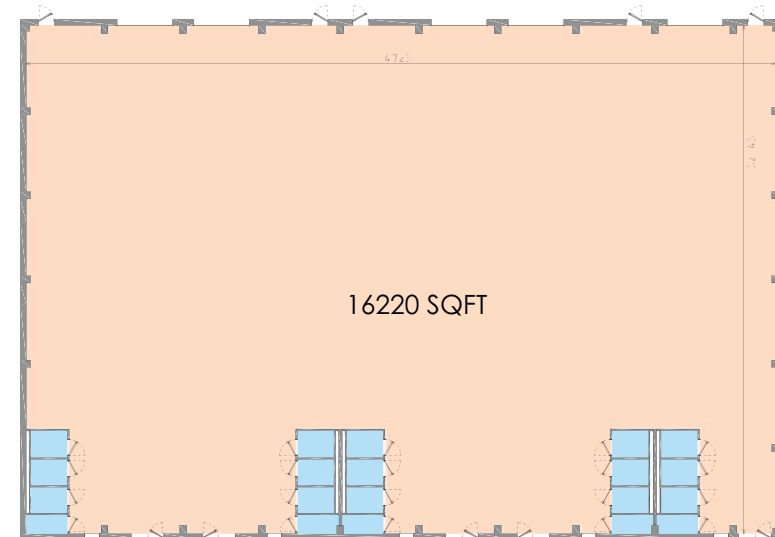
**Graham S Hall** - Daryl Carr  
T: 0191 731 8660  
E: daryl@grahamshall.com

## LOCATION

Mandale Park is strategically located close to Junction 62 of the A1(M) with access off the A690 which connects Durham City approximately two miles to the west, with Sunderland approximately eight miles to the east. Newcastle City Centre is approximately 14 miles to the north.

Mandale Park is a well established commercial area with notable occupiers including Durham and Darlington Fire Service Headquarters, Age UK Durham, BHP Law, Home Group and a number of car dealerships including BMW and Mini.

The estate has excellent links to all parts of the region with East coast mainline railway service to London Kings Cross and Edinburgh available at Durham city train station.



Skerne House



**Mandale**  
Group

01642 605 514

**CONNECT**  
**PROPERTY**

01642 602001  
www.cpne.co.uk

**Graham S Hall**  
CHARTERED SURVEYORS

0191 731 8660



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