



Mandale
Group

TO LET

TO LET

18,695 SQ FT UNIT & YARD

£130,000 plus VAT per annum

EXCELLENT
LOCATION EASY
ACCESS TO THE A1

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



TEES HOUSE

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SITE PLAN



TEES HOUSE

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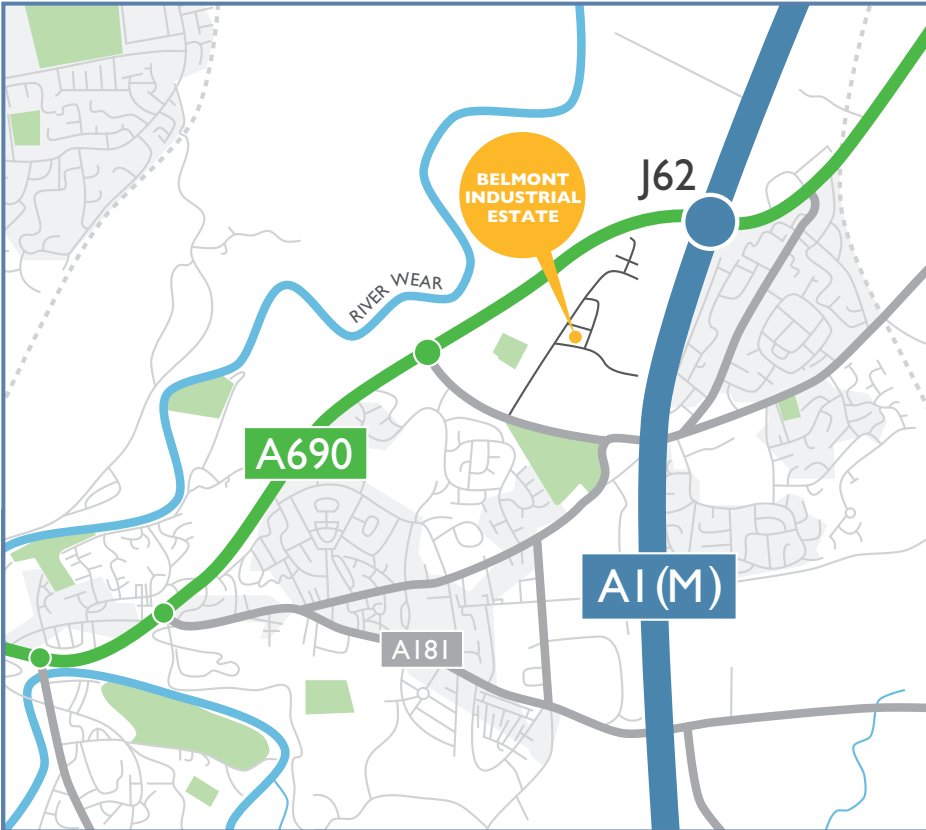


TEES HOUSE

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

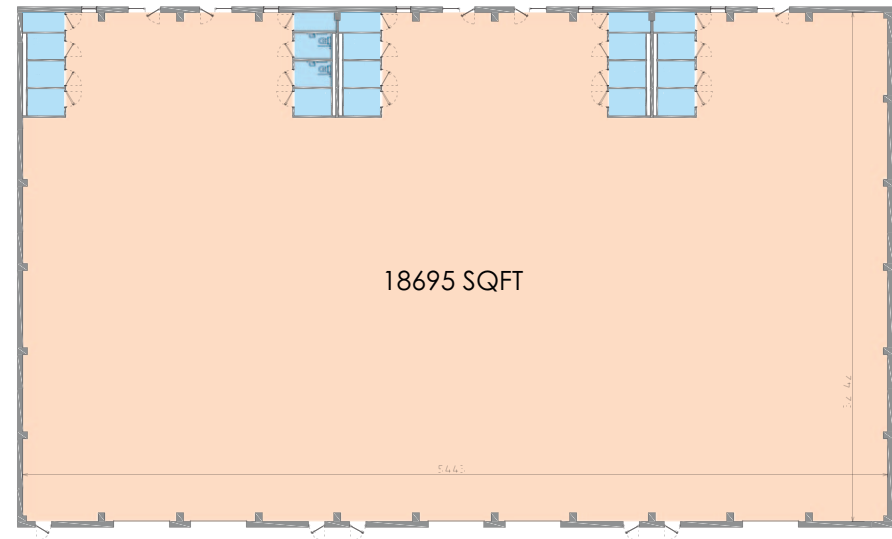
Graham S Hall - Daryl Carr
T: 0191 731 8660
E: daryl@grahamshall.com

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.



Tees House



Mandale
Group

01642 605 514

CONNECT
PROPERTY

01642 602001
www.cpne.co.uk



0191 731 8660

IMPORTANT NOTICE: These details were compiled August 2021 and whilst every reasonable effort has been made by Connect Property North East, Mandale Business and Graham S Hall to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("information") may be relied upon as a statement of representation or fact. Connect Property North East, Mandale Business and Graham S Hall nor their Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Connect Property North East, Mandale Business and Graham S Hall or the seller / lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer, lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.