

**PART INCOME PRODUCING  
LONG LEASEHOLD OFFICE  
BUILDING FOR SALE**

**GAVINBLACK**  
— & PARTNERS —



**PORTLAND HOUSE, BELMONT BUSINESS PARK,  
DURHAM, DH1 1TW**

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- Long leasehold office building
- Located on popular Belmont Business Park
- Ground floor let until 10<sup>th</sup> April 2019 producing £25,000 p/a
- First floor 235.44 m<sup>2</sup> (2,534 sq ft) vacant
- Offers invited over £450,000, subject to contract

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# PORTLAND HOUSE, BELMONT BUSINESS PARK, DURHAM, DH1 1TW

## LOCATION

Belmont Business Park is strategically located close to Junction 62 of the A1 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.

Belmont Business 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 such as BMW and Mini.

## DESCRIPTION

Portland House is a modern two storey office building accessed from a feature double height glazed entrance which incorporates male, female and disabled toilets on each floor.

The ground and first floors comprise separate and self-contained office suites accessed from the central stairwell and lift facility.

The accommodation is well specified having suspended ceilings with recessed Category II lighting, double glazed powder coated aluminium framed windows and gas fired space heating.

Externally there is parking for 20 cars.

## ACCOMMODATION

The accommodation extends to the following net internal floor areas:

Floor	M <sup>2</sup>	Sq Ft
Ground	235.32	2,533
First	235.44	2,534
<b>Total</b>	<b>470.76</b>	<b>5,067</b>

## TENURE

Long leasehold subject to an occupational lease of the ground floor.

## TENANCIES

The ground floor is let to Durham Business Group (NE) Limited on effectively full repairing and insuring terms for five years from 11<sup>th</sup> April 2014. The passing rent is £25,000 per annum. The repairing obligations are limited by a schedule of condition.

The first floor is vacant and being marketed to let at an asking rent of £25,000 per annum.

## RATING

The assessments appearing in the 2010 Rating List are:

Address	Rateable Value
Ground Floor Portland House	£30,250
First Floor Portland House	£30,250

## PROPOSAL

Offers are invited in excess of £425,000 (four hundred and twenty five thousand pounds) subject to contract and exclusive of VAT.

## LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of the new lease.

## VAT

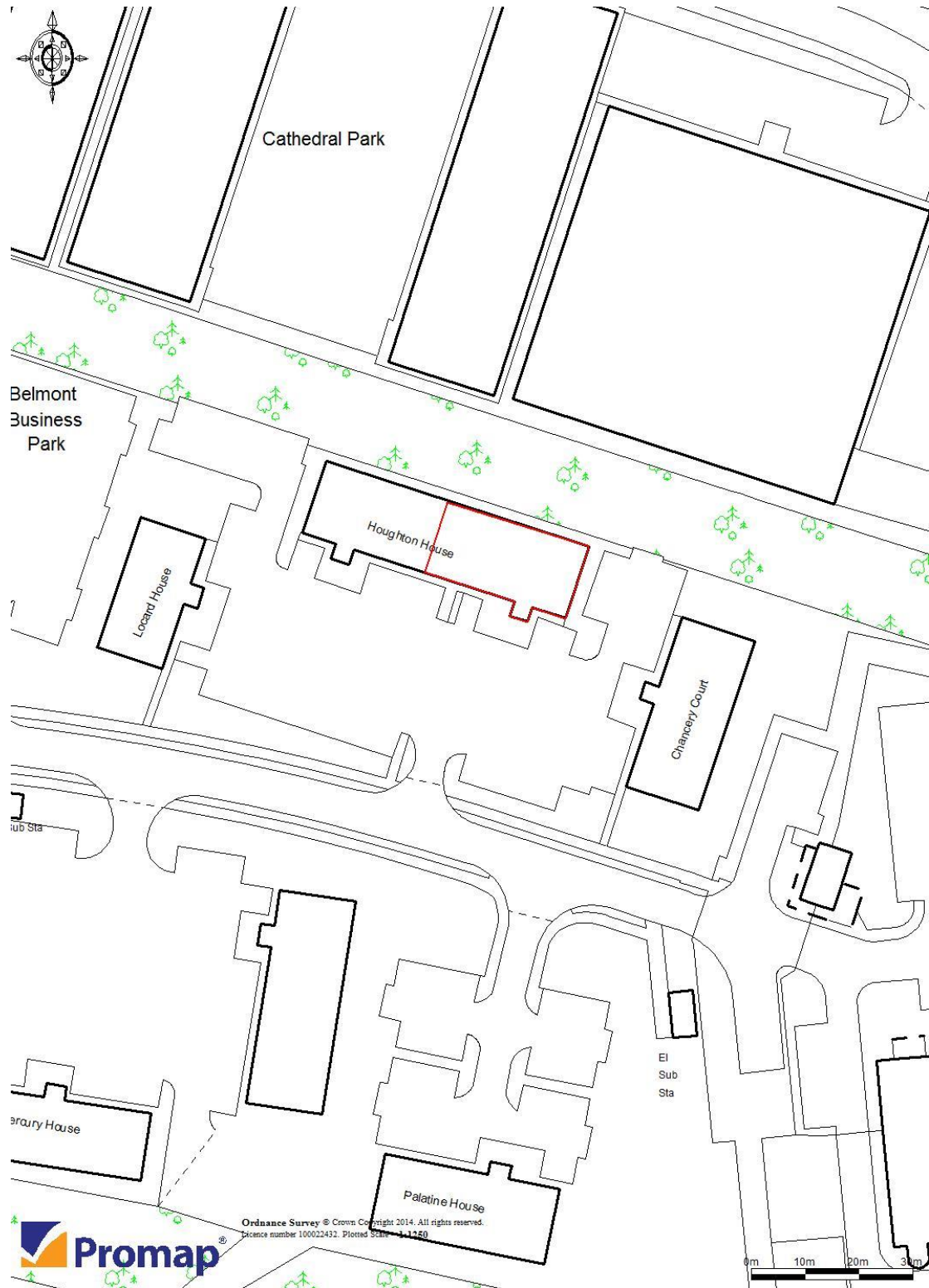
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

## VIEWING

Strictly by appointment with the sole agent.

MAY 2015

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## Energy Performance Certificate Non-Domestic Building



The Portland Group Ltd  
Portland House, Belmont Business Park  
DURHAM  
DH1 1TW

Certificate Reference Number:  
0990-0039-5899-9398-0006

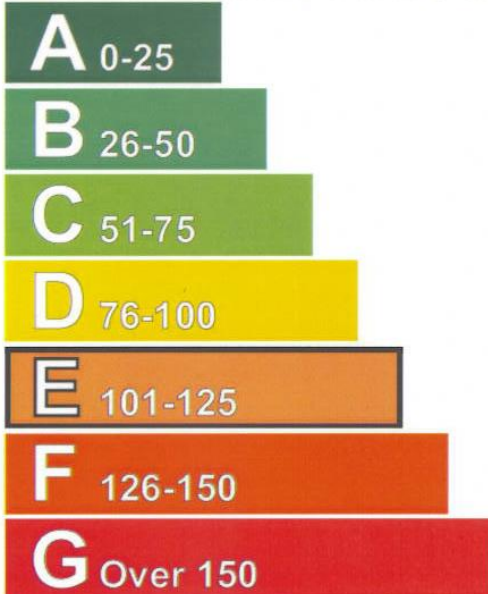
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



◀ 123 This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	620
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	73.85

### Benchmarks

Buildings similar to this one could have ratings as follows:

28	If newly built
74	If typical of the existing stock