

# TO LET

## Modern Office Accommodation

Riverdale  
The Sands  
Durham  
DH1 1JZ



- City Centre location
- 3,220 sq.ft
- Mixture of Open Plan and Cellular layout
- Walking distance to rail and bus stations
- Private Parking to front with security barrier

### Location

Riverdale is conveniently located within Durham City, close to The Gate complex, Durham Train Station, the new Milburngate mixed use development. The property is directly accessed off Providence Row which is easily accessible to the A690, one of the main routes through the city.

In terms of transport links, the property is located within walking distance to Durham Train Station which is on the main east coast mainline and Durham Bus Station which provides good links to the wider region. The A1M trunk road is also conveniently accessed, with the closest junction being approx. 2.5miles away.

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