

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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Naylors
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Description

Riverdale provides a prestigious self-contained office which is spread across two floors and benefits from being located close to the River Wear.

The offices available are over ground floor and first floor and benefit from a mixture of open plan and cellular layout. The property is fitted out with fire alarms and a security alarm and each unit benefits from dado trunking. There is a kitchen, stores, male, female and disabled toilet facilities on the ground floor. Externally the property has the benefit of block paved and landscaped area providing 15 car parking spaces.

Accommodation

The property extends to the following floor areas:

	m ²	ft ²
Ground Floor	150.5	1,620
First Floor	148.64	1,600
Total	299.14	3,220

Rents

The property is available for a term of years to be agreed on effectively FRI basis at a quoting rent of £64,000 per annum.

Costs

Each party will be responsible for their own legal fees incurred in the transaction.

Insurance

The Tenant will reimburse the Landlord the annual premium for insuring the building as follows:

Riverdale	£1,274.82 pa
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EPC

The building has an Energy Rating of C

Rating Assessment

We understand from the VOA, the office has a Rateable Value of £27,250. We would recommend any interested parties speaking with Durham County Council to verify the Rateable Value.

Further Information

For general enquiries and viewing arrangements please contact:

Jessica Ross

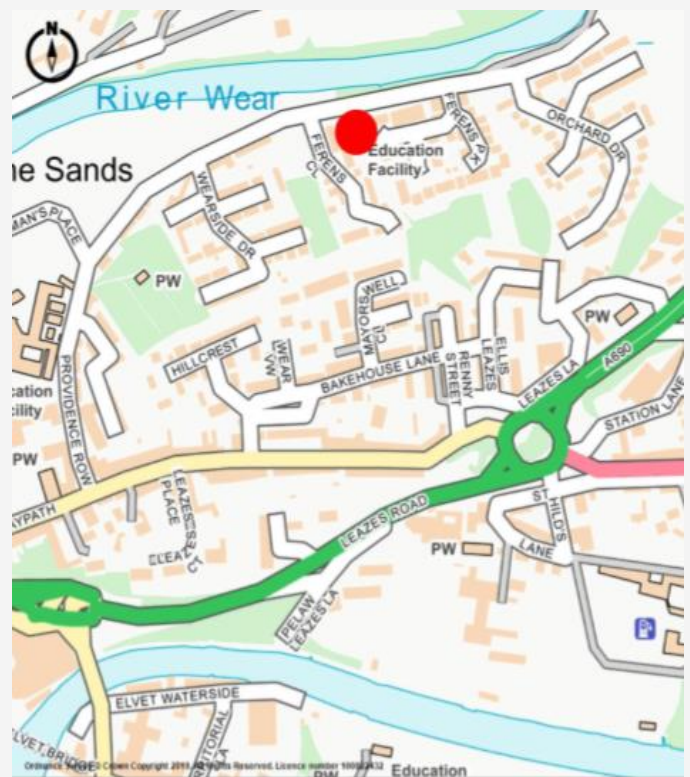
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James Fletcher

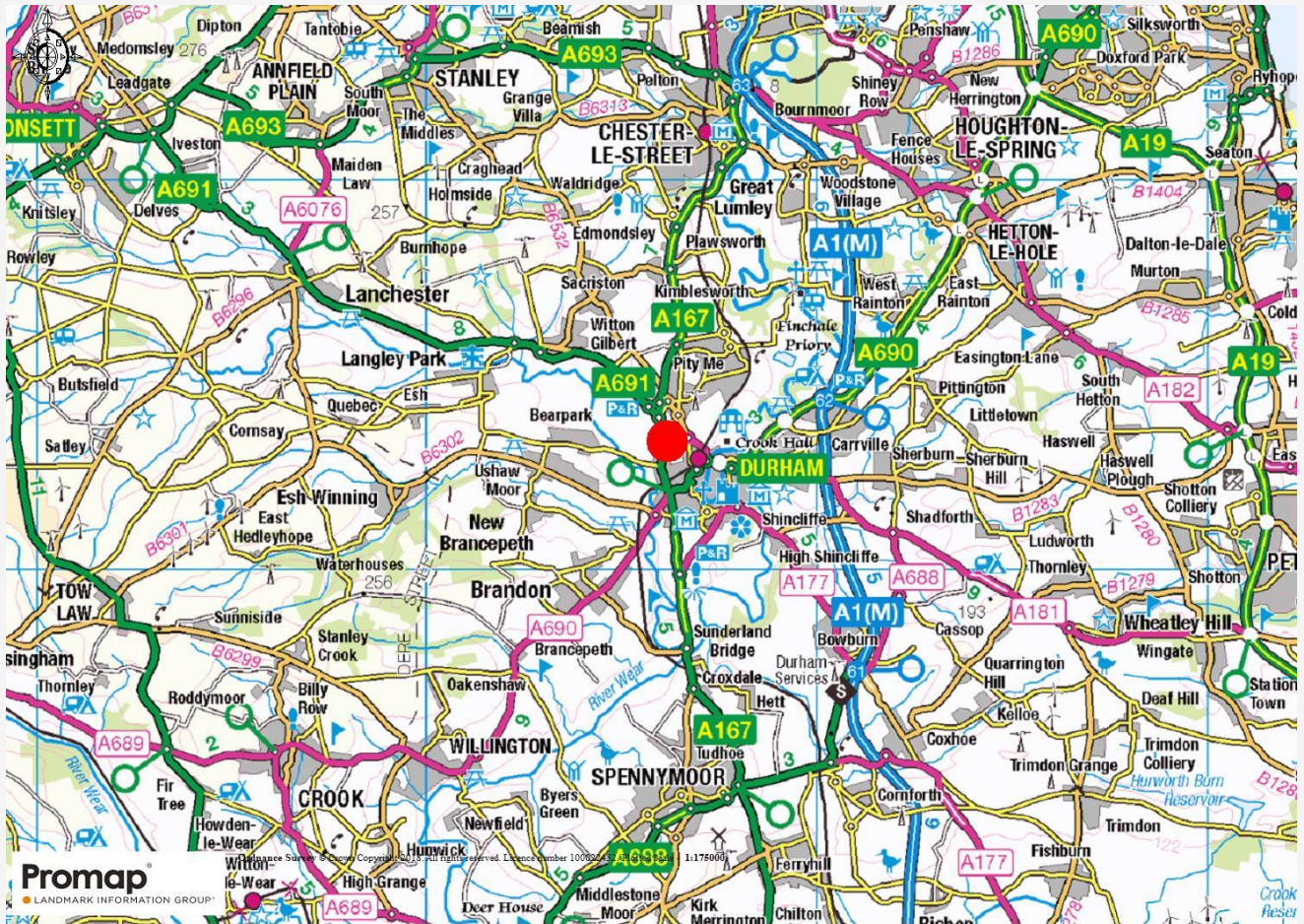
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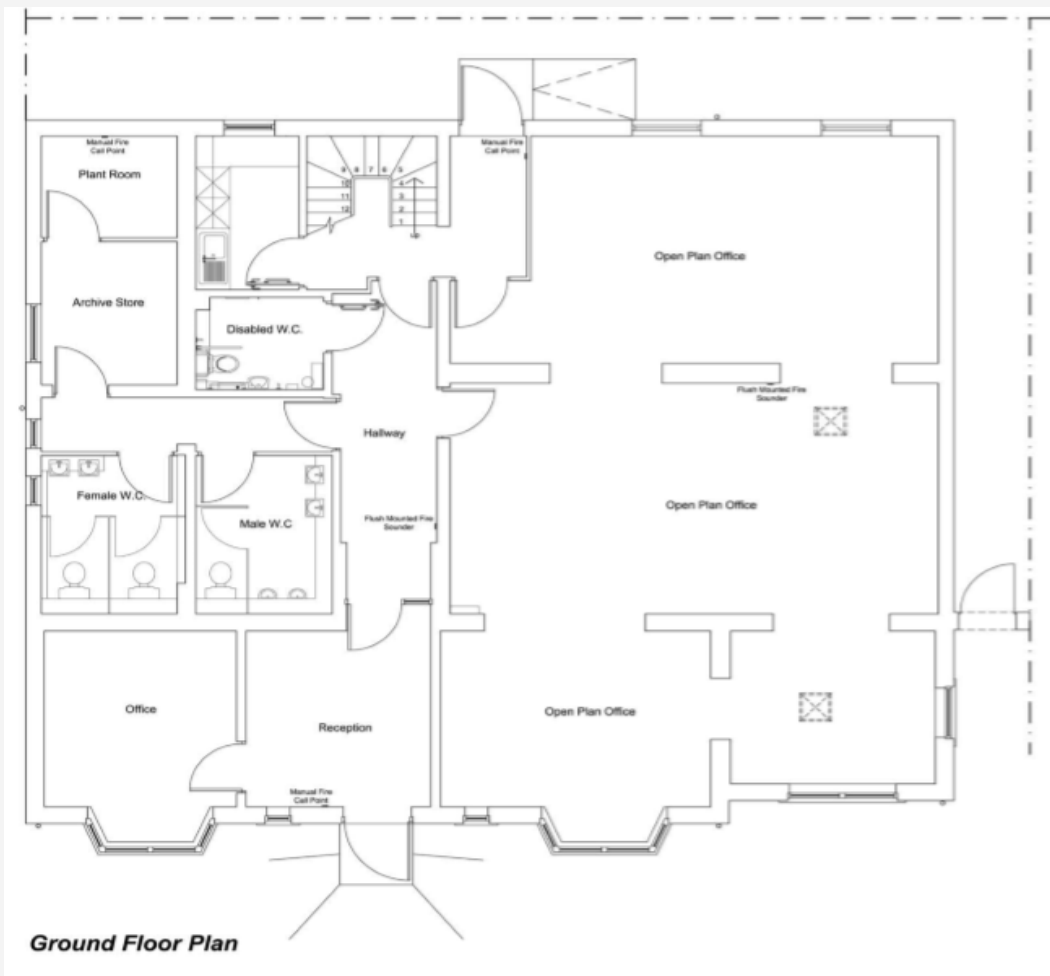
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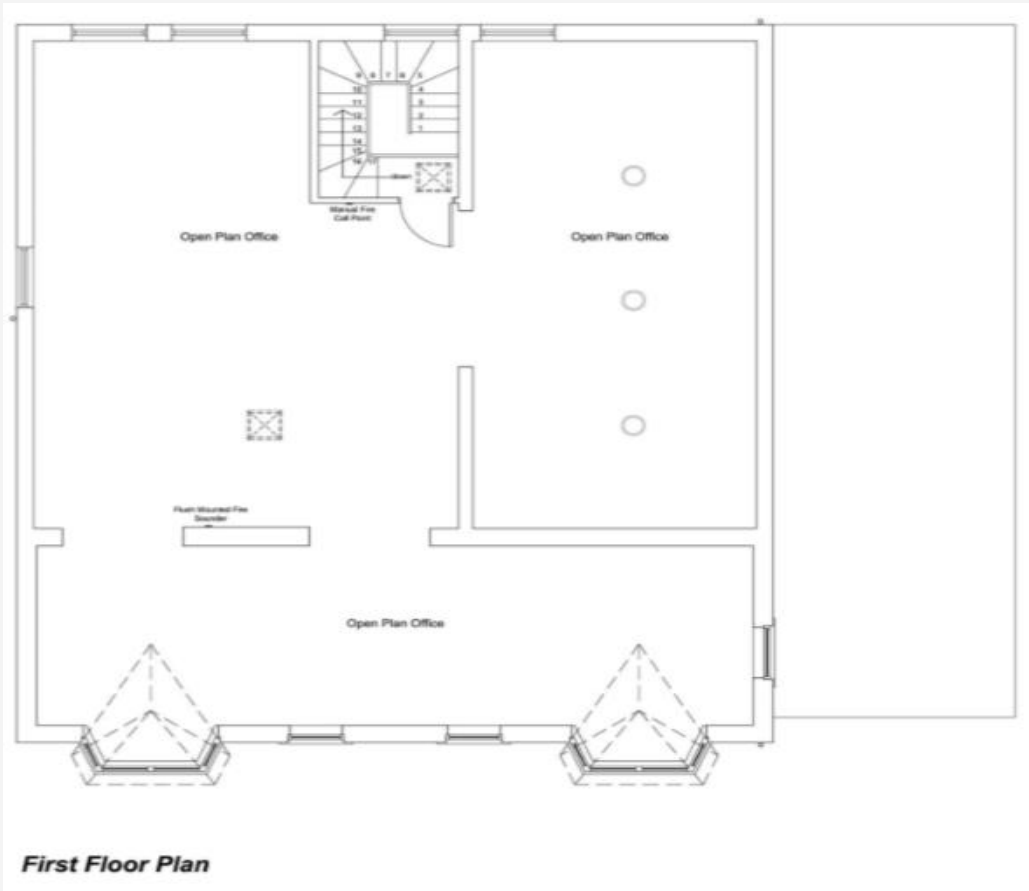
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Ground Floor Plan



First Floor Plan