



Unit 19, City West Business Park, St. John's Road, Durham, DH7 8ER

Two-Storey Self Contained Office Building

SUMMARY

Tenure	To Let / For Sale
Size	1,447 sq ft / 134.43 sq m
Rent	£15,000 per annum
Price	£145,000
Rates Payable	£5,239.50 per annum *SBRR available
Rateable Value	£10,500
EPC Rating	B (38)
VAT	Applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Well located on an established business park just 2.5 miles from Durham City Centre
- Excellent access to the A167 and A1(M)
- External improvement works have been instructed, including new windows and doors throughout and cladding to the front elevation
- Perfect for SMEs or established regional and national operators seeking a strategic North East presence
- Excellent opportunity for local business owners to acquire their own premises
- Potentially suitable for alternative uses (subject to the necessary consents)

LOCATION

City West Business Park is situated on St. John's Road, the main thoroughfare through Meadowfield Industrial Estate, a well-established and popular business location approximately 2.5 miles southwest of Durham City. The estate lies between Tyneside and Teesside, with Newcastle around 20 miles to the north and Middlesbrough 25 miles southeast.

Access to the wider region is excellent, with the A167 nearby and the A1(M) accessible via Junction 61. Public transport connections are also strong, with regular Arriva bus services (X46 and 49A) stopping at the entrance to St. John's Road. Durham City offers mainline rail links across the UK.

DESCRIPTION

The property comprises a modern, self-contained, two-storey office building of brick construction with timber-framed double-glazed windows under a pitched slate roof.

The layout provides office accommodation on both floors, together with integrated kitchen and WC facilities. The Ground Floor is suitable for reception, open-plan use or a meeting room setup, while the First Floor offers additional office space with potential for private rooms or directors' offices.

Landlord works are due to be carried out to the exterior, including replacement UPVC windows, new entrance doors, and cladding to the elevations.

ACCOMMODATION

Floor/Unit	sq ft	sq m
Ground	688	63.92
1st	759	70.51
Total	1,447	134.43

TERMS

The quoting rent and price reflect the property following completion of the landlord's external improvement works. The property will then be available to let by way of a new EFRI lease for a term of years to be agreed, at £15,000 pax.

Alternatively, our client will consider a sale on a new long leasehold basis at a price of £145,000. Further details are available on request.

ESTATE CHARGE

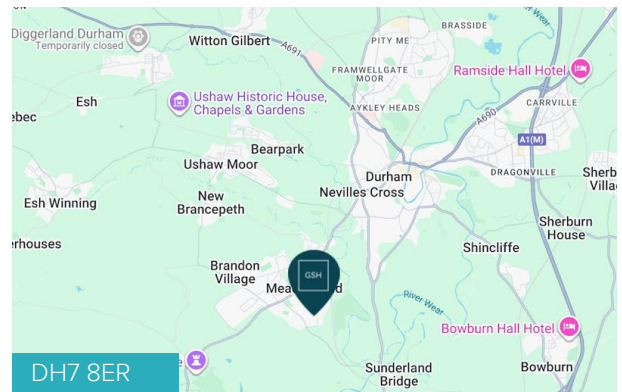
An estate service charge is payable to cover the maintenance and management of the common areas within the business park. This includes upkeep of estate roads, landscaping, lighting, and general site management. We understand the current charge is approximately £1.85 per sq ft per annum.

BUSINESS RATES

We understand that the premises have a rateable value of £10,500 effective from 1st April 2026 (£5,239.50 pa payable).

*Under current government legislation, Small Business Rate Relief (SBRR) could result in no rates being payable (subject to eligibility).

It is recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority. As a new occupier, rights of appeal may exist against the assessment.



VIEWING & FURTHER INFORMATION

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