

# TO LET

## Office Accommodation

**SUITES AVAILABLE FROM £299 PCM**

Kingfisher House  
St Johns Road  
Meadowfield  
Durham  
DH7 8TZ



- Offices fitted to a high specification.
- Monthly payment terms.
- From 398 ft<sup>2</sup> (36.97 m<sup>2</sup>) to 1,728 ft<sup>2</sup> (161 m<sup>2</sup>).
- Open plan or compartmental layout.

### Location

The property is located on Meadowfield Industrial Estate, which is an established office and industrial location. The estate is directly accessed off the A690 and lies approximately 3.5 miles south west of Durham City. Access to the A1M is an approximate 10 minute drive time. The estate provides home to a number of local and regional companies including The Banks Group, Dunelm Geotechnical and Harrison & Harrison amongst others.

### Description

Kingfisher House is an attractive modern office development which provides a range of office suites that benefit from having a well fitted reception area and secure allocated parking. The building sits in an elevated position at the entrance to the estate. Other companies who currently occupy the building include Playfords, Omnicom and Switch Accountants.

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**T 0191 232 7030**



Hadrian House, Higham Place,  
Newcastle upon Tyne, NE1 8AF

E [info@naylors.co.uk](mailto:info@naylors.co.uk)

## Accommodation

The property briefly comprises as follows:

	m <sup>2</sup>	ft <sup>2</sup>	Parking Spaces
Suite 6A (FF)	36.97	398	2
Suite 6B (FF)	44.03	474	2
Suite 6C (FF)	49.98	538	2

## Rents

Leases are for a term of years to be agreed on effectively FRI basis. Rent is payable monthly in advance on the following rates:

Suite 6a (FF)	£299 pcm
Suite 6b (FF)	£355 pcm
Suite 6c (FF)	£405 pcm

**Suite 6a-c is also available as a whole on traditional lease terms. Rent on application.**

## Service Charge

Tenant to contribute to the maintenance of the property and rear service area. The service charge is payable monthly in advance and costs for the present year are estimated as below:

Suite 6a (FF)	£115 pcm
Suite 6b (FF)	£137 pcm
Suite 6c (FF)	£155 pcm

## Costs

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

## EPC

The building has an Energy Rating of C.

## Insurance

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

Suite 6a (FF)	£378 pa
Suite 6b (FF)	£451 pa
Suite 6c (FF)	£512 pa

## Rating Assessment

Following an enquiry on the Valuation Office website the Rateable Values are as follows:

Suite 6a (FF)	Estimated - £4,000
Suite 6b (FF)	Estimated - £4,000
Suite 6c (FF)	Estimated - £4,000

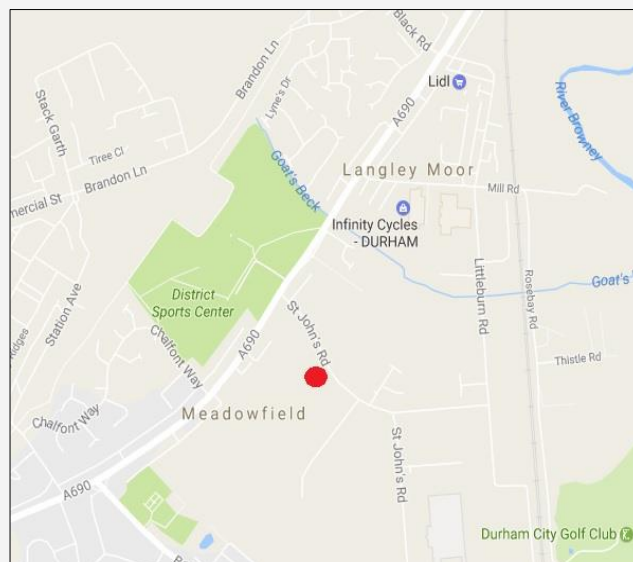
N.B. numbering of office suites at the VOA varies to the numbering on site.

Interested parties should contact Durham County Council to confirm the rates payable. The Uniform Business Rate for rating year 2018/19 is 47.9p.

## Further Information

For general enquiries and viewing arrangements please contact Jessica Ross, the surveyor dealing with this property on 0191 232 7030 or email: [jessicaross@naylor.co.uk](mailto:jessicaross@naylor.co.uk).

20/12/2018



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