

Industrial

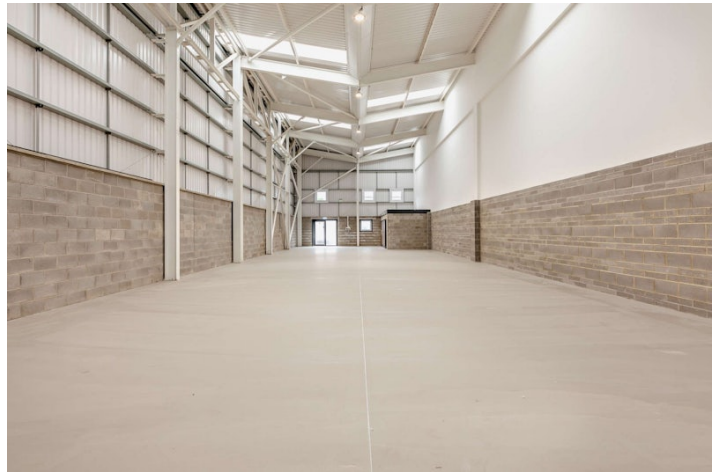
Unit E - Gowan House | Mandale Business Park

📍 Belmont Industrial Estate, Durham, DH1 1TH

Unit E - Gowan House | 3,352 sq ft

Industrial unit on modern estate

This space is well suited for a range of business needs, including light industrial, storage and distribution, and trade counter.
This unit is currently under refurbishment.
The unit benefits from a kitchen, WC facilities, 24 hour access and extensive car parking.
The unit is located on a well landscaped industrial estate that sits within the larger industrial area of the Belmont Industrial Estate, and offers excellent access to the A1 (M).



Lease Type

New

✔ Unit Summary

- CCTV
- WC Facilities
- Electric Roller Shutter Door
- Turning Circle
- LED Lighting
- Well Maintained Estate

£ Occupational Costs

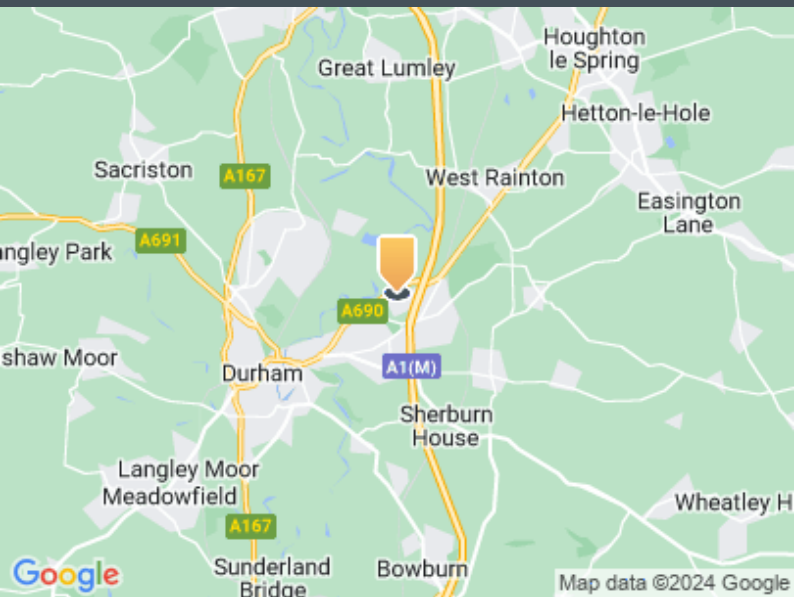
	Per Annum	Per Sq Ft
Rent	£23,600.00	£7.04
Rates	£8,250.00	£2.46
Maintenance Charge	£3,400.00	£1.01
Insurance	£670.40	£0.20
Total Cost	£35,920.40	£10.72

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

Unit E - Gowan House | Mandale Business Park



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Location

Mandale Business Park is strategically located at Junction 62 of the A1(M), with access off the A690 which connects Durham City (2 miles to the west) with Sunderland (8 miles to the east). Newcastle City Centre is approximately 14 miles to the north.



Road

Strategically located at Junction 62 of the A1(M), with access off the A690 which connects Durham City (2 miles to the west)



Airport

Newcastle International Airport is 24 miles away



Rail

Strategically located at Junction 62 of the A1(M), with access off the A690 which connects Durham City (2 miles to the west)

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (63)



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Key Contact



Carola Parrino

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials."



Call +440 808 169
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