

TO LET – Suites from £385+VAT PCM

Moor Chambers Business Centre, 23-26 Front Street, Framwellgate Moor, Durham, DH1 5EJ

Versatile offices suite with parking

Suites available from 131 – 330sq.ft. (May suit larger requirements via amalgamation)

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SITUATION/LOCATION

Moor Chambers comprises a first floor business centre forming part of this modern neighbourhood retail parade with frontage to Front Street. Other occupiers on the parade include Sainsburys Local, Taylors Butchers and Subway amongst a variety of established independent businesses. Framwellgate Moor is a mixed neighbourhood approximately two miles north of Durham City Centre. The location provides swift access to the A167 in turn linking with the A1(M) within a short driving distance.

DESCRIPTION

Versatile business suites – 3 suites presently available (November 204)

Each suite is of a generally rectangular nature comprising an open plan floor plate with suspended ceiling, LED lighting and data trunking incorporating network cabling.

There is a shared reception area with intercom access and each suite enjoys access to shared kitchen and wc facilities. The centre is heated by way of a gas fired central heating system and there is CCTV.

Externally there is a communal car park at the rear together with on street parking close by.

TENURE

New leases are available for a term of years to be agreed. Flexible terms and short term licences available.

Rents are inclusive of the tenant's contribution to heating, building insurance and common repair/ upkeep.

In addition to the rents tenant's are responsible for their own phone line / internet provision. Phone lines and internet can be provided by the Centre for £20pcm+VAT (per service)

COSTS

Each party shall be responsible for their own legal costs incurred within this transaction.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

VAT

VAT is applicable to the rent

VIEWINGS

Strictly by appointment only through agents.

EPC

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**18 St Cuthberts Way, Darlington,
County Durham, DL1 1GB
Telephone: 01325 466 945
enquiries@carvercommercial.com**

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PRESENT AVAILABILITY (NOVEMBER 2024)

	SIZE (SQFT)	RENT (PCM)	RENT (PA)	RATEABLE VALUE
Office 8	131	£385	£4,620	£1,300
Office 9	245	£570	£6,840	£2,425
Office 14	330	£700	£7,400	£3,200

BUSINESS RATES

Tenants are responsible for the payment for their own business rates (if applicable).

Each suite presently falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

AGENTS NOTE

The sizes stated above have been provided by client and are not to be relied upon. Interested parties should make their own enquiries in this regard.

OPENING HOURS

TBC



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