

**OFFICE FOR RENT**



Front Street

Chester le Street, County

Durham

United Kingdom

Monthly Rent

£32,500

Size	<b>0 Sq M</b>	Date Listed	<b>01/10/2023</b>
Year Built		Listing ID	<b>GL-</b>
Office Class			<b>1641868476</b>
Listed by:	<b>Listanza Services Group</b>		

For more information, visit:

<https://www.globallistings.com/6629914>

**Overview**

**Location**The subject property is in a prominent location, at the corner of Front Street and West Lane, in Chester Le Street town centre. Front Street is the main road through Chester Le Street town centre which is a popular and established business and retail location, with local and national occupiers. As a result, the property benefits from being within close proximity to a broad range of amenities. The property is easily accessible and only 0.3 miles from Chester Le Street train station, providing links to Durham city centre, the south and Newcastle upon Tyne city centre to the north. Local bus routes service Front Street which provide public transport links to various locations in County Durham, Sunderland, Newcastle and Middlesbrough. Chester Le Street is accessed by A167 which is 0.5 miles away and the A1(M) is 1.5 miles from the subject property. There are over 350 public pay and display car park spaces within close proximity of Mains House, of which 45 spaces are adjacent, of which 2 dedicated spaces are part of the current lease. Further, fixed term contract spaces close to Mains House are usually available from the Freeholder, and free on-street car parking is available at short walking distance. **Description**The subject property comprises a stand alone, brick built building which provides modern, high specification, open plan office accommodation, arranged over first floor. The main entrance to the building is at ground floor level, on Front

Street. There is a passenger lift and two internal stairwells providing access to the first floor. The property has gas central heating with radiators, air conditioning, suspended tiled ceilings, trunking to columns, reception, kitchen and WCs. There are 2 allocated car parking spaces to the rear of the building. Accommodation The approximate net internal floor area is as follows: First floor 582.2m<sup>2</sup> 6,266ft<sup>2</sup> The accommodation may be available in part and can be reasonably split, subject to requirement and contract. Potential tenants are invited to indicate their space requirements to see if a number of complementary tenancies sharing central facilities of reception, meetings rooms and staff facilities is possible. Rating assessment Description rv Estimated Rates Payable Office and Premises £36,250 £17,798.75 We are advised that the rateable value of the premises as at 1 April 2017 is £36,250 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 49.1p in the pound. However, interested parties should confirm the current position with the Local Authority. EPC rating C69 Terms The property is available by way of a new lease with terms to be agreed in the region of £32,500 (Thirty Two Thousand Five Hundred Pounds) per annum. The freehold may be available with further information available on request. VAT All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT. Legal costs Each party is to bear their own legal costs involved in the transaction. Money laundering regulations In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income. For more details and to contact:

**Contact**

**Email**

**Phone**