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📞 **0191 375 5777**

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# To Let

## Office Suites

Kingfisher House  
St Johns Road  
Meadowfield  
Durham  
DH7 8TZ

- Last 3 remaining suites within modern building
- 6 months rent free incentive
- Offices fitted to a high specification
- From 821 ft<sup>2</sup> (76.27 m<sup>2</sup>) to 1728 ft<sup>2</sup> (160 m<sup>2</sup>)
- Choice of open plan or compartmental layouts
- Secure allocated on-site car parking



Portland House, Belmont Business Park, Durham, DH1 1TW 51  
T: 0191 3755777 F: 0191 510 0236 [www.lofthouseandpartners.co.uk](http://www.lofthouseandpartners.co.uk)  
Lofthouse and Partners Limited Registered in England 4328964 @Registered Office at above address  
also at 51 Frederick Street, Sunderland SR1 1NF

**Regional Coverage from offices in Sunderland and Durham**

Regulated by RICS

### Location

Meadowfield is an established office and industrial location and lies approximately 3.5 miles south west of Durham City and is directly accessed from the A690. 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 imposing attractive modern office development and is home to a number of companies including Playfords, Procure Cleaning, Omnicom, Witherslack Group and Allergate Investments. The building sits in an elevated position at the entrance to the estate and provides a range of office suites within a professional environment having well fitted reception area and secure allocated parking facilities.

### Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Suite 2 (Ground Floor)</b>		
Office/Kitchen/Stores	821	76.27
<b>Externally</b>		
4 allocated parking spaces		
<b>Suite 4 (First Floor)</b>		
Office	899	83.52
4 allocated parking spaces		
<b>Suite 6</b>		
Office	1728	160.53
8 allocated parking spaces		

### Tenure

New Leases are available on the following terms:-

Suite 2 (Ground Floor)	<b>£6,978 per annum</b>
Suite 4 (First Floor)	<b>£7,750 per annum</b>
Suite 6	<b>£13,824 per annum</b>

Leases are available for a term of years to be agreed on an effective FRI basis.

### Code of Practice

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

### Service Charge

Tenant to contribute to the maintenance of the property and rear service area by way of a service charge. The costs estimated for the present service charge year (per quarter) are **Suite 1B** £589.05, **Suite 2** £517.23, **Suite 4** £559.55, **Suite 6** £1088.64 & **Suite 7** £1,057.77

### Insurance

The Tenant will reimburse the Landlord the Annual Premium for Insuring the building as follows:-

<b>Suite 2</b>	£546 per annum
<b>Suite 4</b>	£546 per annum
<b>Suite 6</b>	£1,105.10 per annum

### Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

### Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

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- 📧 [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- 📞 **0191 5658844**

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value

Following an enquiry on the Valuation Office website we have ascertained that the Rateable Values are **Suite 2** £1,825, **Suite 4** £1,300 & **Suite 6** £6,000. However these figures cannot be relied upon and if necessary a written request should be made to the Local Authority for confirmation. The Uniform Business Rate for the Rates Year 2017/2018 is 46.6p

### Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

**Ref** DC1082 **Amended** June 2017 **EPC** Energy Rating C