

Location

Carter House is an attractive period office building providing a modern internal office environment located on the immediate fringe of historic Durham City allowing walking distance access to local amenities.

Description

The premises are arranged on the ground floor and we are offering the only vacant suite within the building. Other occupiers include Helios Property Group, Leathers LLP and White Management Ltd.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Offices and Kitchen	937	87.05
Shared WC facilities		
Externally		
1 car parking space included (potentially 2)		

Tenure

A new sub-lease is available at a rental of **£22,000 per annum (£23.00 per ft2)** for a term of years to be agreed (minimum 3 years). The rent is inclusive of business rates, utilities, buildings insurance and cleaning of the common areas. The service charge element of the rent is subject to annual review. **The lease will exclude the provisions of the Landlord and Tenant Act 1954.**

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.leasingbusinesspremises.co.uk

Costs

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

Viewing

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

-  mario@lofthouseandpartners.co.uk
-  alexa@lofthouseandpartners.co.uk
-  **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value

Rent inclusive of Business Rates.

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

DC1098

Prepared

October 2017

EPC

Energy Rating G

Internal

