

Property Details

Tel: 0191 232 7030

OFFICE SPACE TO LET

95.77 m² (1,031 ft²)

**GROUND FLOOR, 8 LUMLEY COURT
CHESTER LE STREET, DH2 1AJ**

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: 0191 232 7030
Fax: 0191 261 4030

www.naylors.co.uk

Regulated by RICS



LOCATION

Lumley Court occupies a prominent position on the A693 which lies approximately 1 mile from the A1M. The location benefits from excellent access to the region's road network and Newcastle is approximately 10 miles to the south and Durham City approximately 9 miles to the north.

DESCRIPTION

Lumley Court comprises a development of modern high specification two storey office buildings surrounding a landscaped courtyard. Access is via a shared main entrance which leads to a tiled lobby area benefiting from excellent natural light courtesy of a full height atrium. Also within the lobby area is a kitchenette for the tenant's sole use and a disabled toilet.

OUR SERVICES INCLUDE

- Agency
- Building Surveys
- Landlord and Tenant
- Management
- Valuations



RICS

8 Lumley Court, Chester le Street, DH2 1AJ

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate internal area:

95.77 m² (1,031 ft²)

The available space is located on the ground floor of the building and benefits from the following amenities.

- Air conditioning.
- Door intercom system.
- Kitchenette.
- Shared male and female and disabled WC facilities.
- Carpeting throughout.
- Suspended ceiling incorporating LG3 lighting.
- Double glazing.

RENT

£13,150 per annum exclusive of business rates, service charge and all other outgoings.

TERM

The suite is available for flexible term to be agreed.

SERVICE CHARGE

There will be a small service charge levied to cover the upkeep of the common areas of the building and of the estate.

RATING ASSESSMENT

The accommodation is yet to be separately assessed.

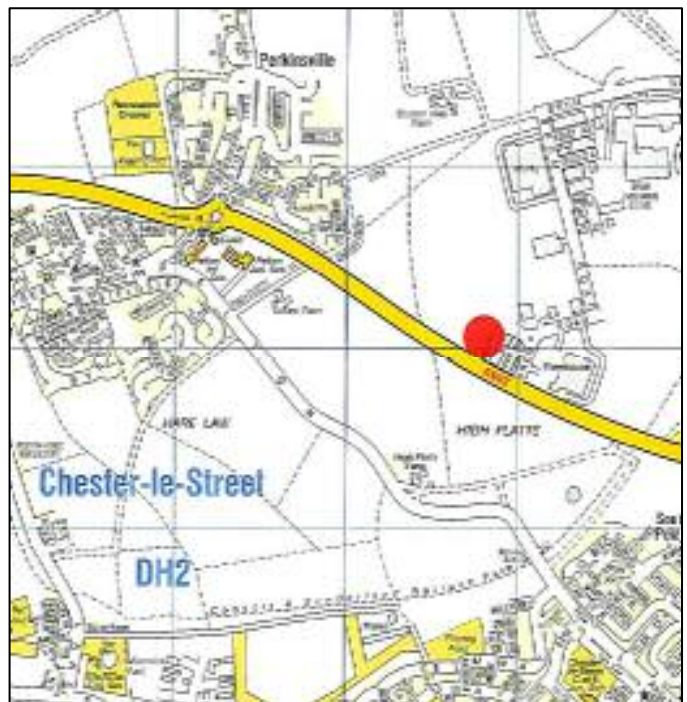
FURTHER INFORMATION

For general enquiries and viewing arrangements please contact our Office on 0191 232 7030 or ask to speak to Louis Donaldson, the surveyor dealing with this property.

NAYLORS INSTRUCTIONS

You may search our company web site www.naylors.co.uk for details of all our current instructions.

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