

**TO LET – Suites from £655+VAT PCM**

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

**Versatile offices suite with parking**

**Suites available from 245 – 336sq.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 (April 2025)

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

D-78



**18 St Cuthberts Way, Darlington,  
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**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

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## PRESENT AVAILABILITY (NOVEMBER 2024)

	SIZE (SQFT)	RENT (PCM)	RENT (PA)	RATEABLE VALUE
<del>Office 8</del> LET	<del>131</del>	<del>£385</del>	<del>£4,620</del>	<del>£1,300</del>
Office 9	245	£655	£7,860	£2,425
Office 14	330	£805	£9,660	£3,200
Annex (First Floor)	336	£1,400	£16,800	£3,900

## ANNEX ACCOMMODATION

The Annex is a self contained suite located on the first floor at number 22a Front Street. Incorporating an office, meeting room, kitchenette and WC.  
**EPC C-74**

## 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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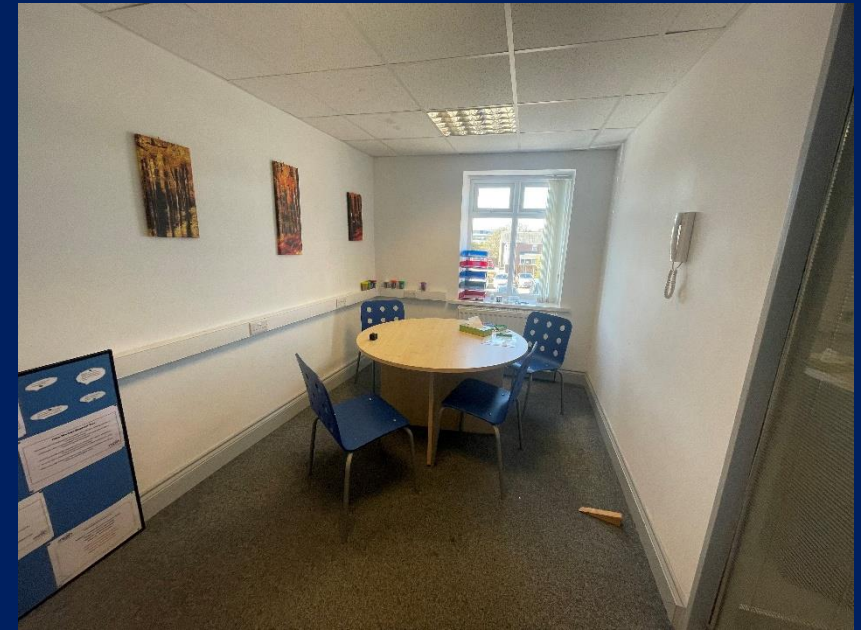
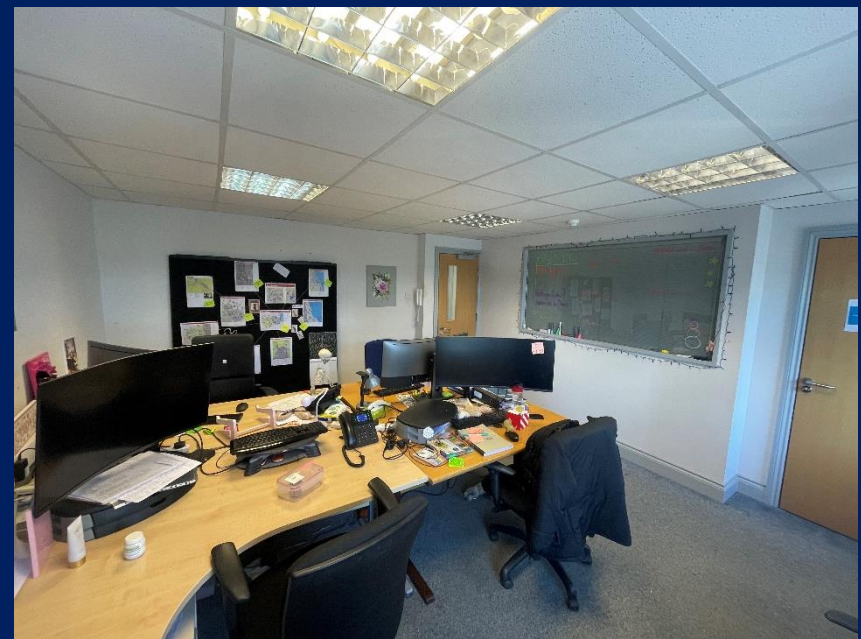


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