

Enterprise House - Spennymoor

www.enterprise-city.co.uk



TO LET

Office Space on Flexible Terms

116 - 2,000 sq.ft (11 - 186 sq.m)

Enterprise House, Enterprise City, Spennymoor, Co Durham, DL16 6JF

- Modern, refurbished office space
- Free Car Parking
- Visitor Waiting Facilities
- Onsite Management Team

M **M^oCore**
LCP UK

01384
400123

lcpgroup.co.uk



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Enterprise House has a wide range of accommodation for office space available to rent. The estate benefits from 24hr CCTV estate security, free car parking and an onsite management team. Tenants on the estate include Durham Police, Just Sport (Group) Ltd and the NHS Primary Care Trust.

Current Availability:

Suite 3	Available Immediately
116 sq.ft	£2,204 per Annum
Suite 6	Available Immediately
115 sq.ft	£2,185 per Annum
Suite 7	Available Immediately
320 sq.ft	£6,080 per Annum
Suite 9	Available Immediately
338 sq.ft	£6,422 per Annum
Suite 10	Available Immediately
276 sq.ft	£5,244 per Annum
Ground floor Wing B	Available Immediately
2,000 sq.ft	£14,00 per Annum*

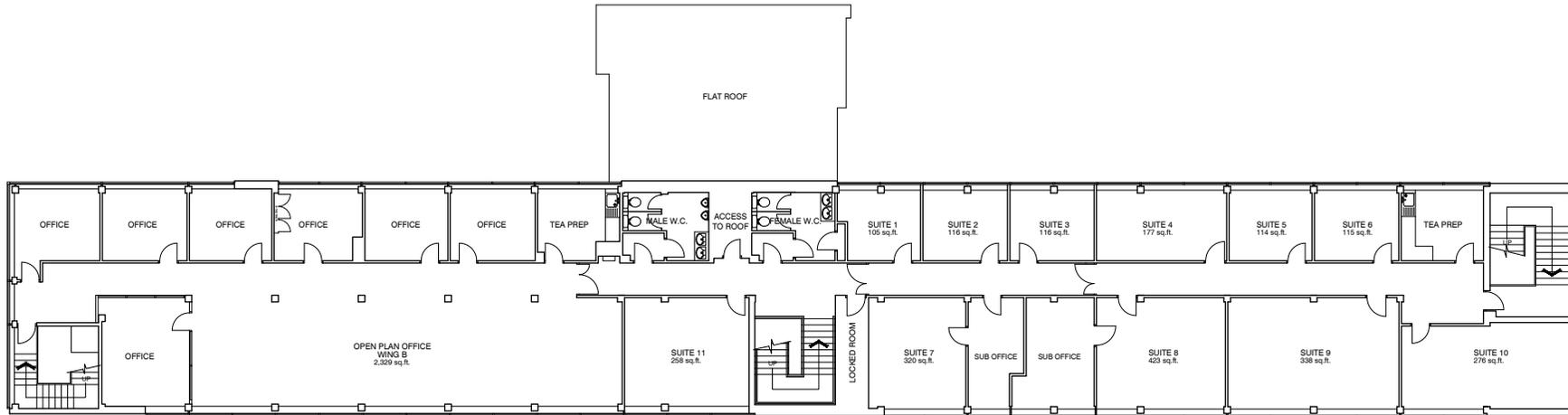
The above rents are inclusive of service charge.

*Excluding service charge.

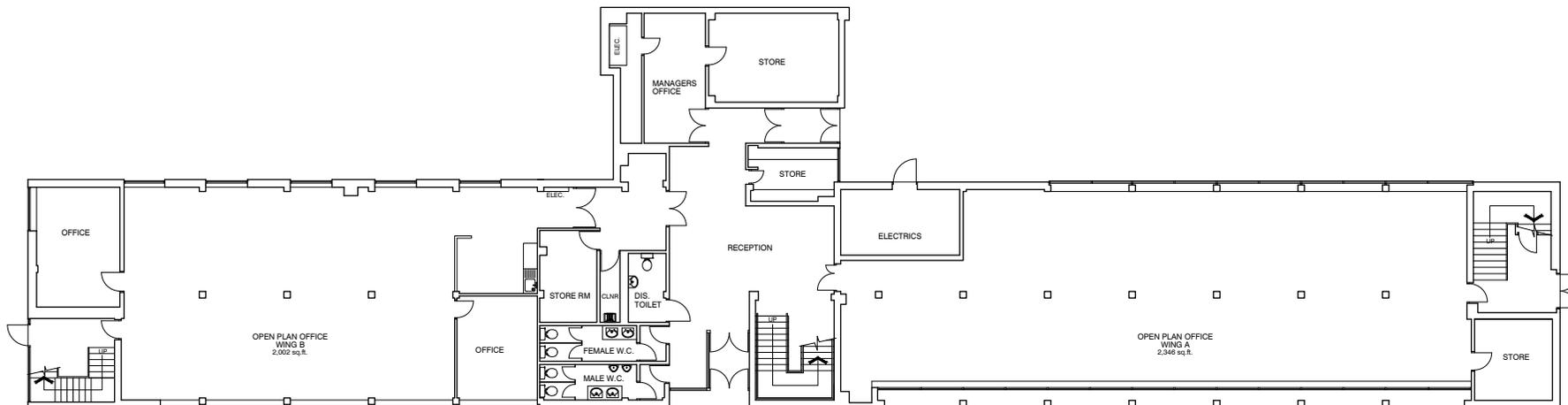


Enterprise House Floor Plan

Offices can be combined to suit larger requirements



FIRST FLOOR PLAN



GROUND FLOOR PLAN

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Facilities:

- Ground and First Floor options
- Ready for immediate occupation
- Flexible terms available
- Windows replaced with modern double glazing in Spring 2025
- Recently installed visitor waiting and drinks area
- Offices have own door entry system
- Communal toilets
- Communal kitchen facilities
- Free Parking



DURHAMGATE is the largest mixed-use regeneration scheme in the North East of England with commercial, living and leisure opportunities. With almost 400 new homes facilities will include a convenience food store, cafés, restaurants, public house, hotel and a variety of other outlets. The national retailer Marston Inns have opened The Fox Cub, a family friendly public house, and a McDonalds, KFC and a Starbucks are in close proximity at Thinford Roundabout.

LOCATION - DL16 6JF

Enterprise House is located on Enterprise City, part of the Green Lane Industrial Estate a 300,000 sq.ft. (27,871 sq.m.) secure and popular business location located near

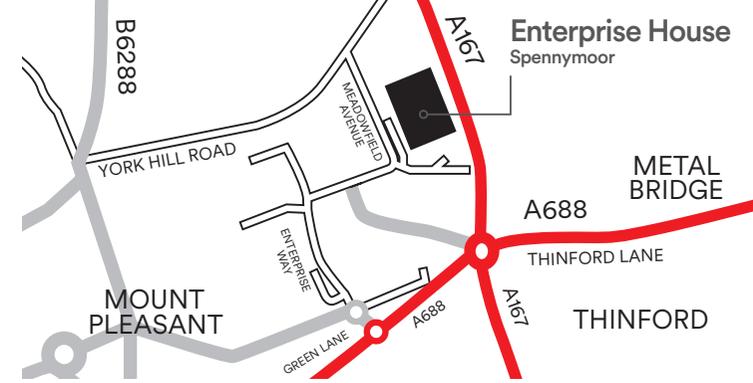
Spennymoor, County Durham. The estate is accessed via the A688 from Junction 61 of the A1(M) 3.5 miles to the east. Enterprise House is located 6 miles south of Durham City, Newcastle is 24 miles north and Middlesbrough is 22 miles south east. The area benefits from the East Coast Main Line Rail Station at Durham City and the International Airports at both Durham Tees Valley and Newcastle

Terms/Rent

Offices are offered on flexible terms for a minimum 12 month period. All figures quoted are exclusive of VAT.

Energy Performance

All units have an EPC rating of D or higher



Local Distances (Approx)

Spennymoor Town Centre	2.2 Miles
Durham City	5.2 Miles
Newton Aycliffe	7.8 Miles
Darlington	16.1 Miles
Newcastle Upon Tyne	24 Miles

Viewing

Strictly via prior appointment with the appointed agents

Naylors
Gavin Black

Commercial Property People

Keith Stewart

07796 302147

keith@naylorsgavinblack.co.uk

Tobi Morrison

07734 229958

tobi.morrison@naylorsgavinblack.co.uk



01384
400123

lcpgroup.co.uk



Rakesh Joshi

07741 385322

RJoshi@lcpproperties.co.uk

Nick Bryson

07553 680122

NBryson@lcpproperties.co.uk

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