



GSC GRAYS
PROPERTY • ESTATES • LAND

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Bowes Office - Hedworths 3, Lambton Park

Chester Le Street, County Durham, DH3 4AN

Bowes Offices at Lambton Park is the comprehensive redevelopment of Bowes House Farm which has created high specification offices for the 21st Century occupier whilst maintaining many original and architectural features. Hedworths 3 is available to let and comprises of 1,514sqft of office space. Commercial EPC rating B49.

- Ground Floor Office To Let
- 24 Hour Site CCTV
- High Specification
- Original Features
- Category 5 Cabling
- Category 2 Lighting
- Shower Facilities
- On-site Parking



From £1,260 per calendar month

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

LOCATION

Bowes Offices enjoys one of the most strategic locations in the Tyne & Wear conurbation, being only a 15 minute drive from Newcastle, Sunderland and Durham. The bus stops at Bournmoor are just a 5 minute walk with buses running regularly to Great Lumley, Chester le Street, Sunderland and Washington. Bowes Business Park has also provided for those occupiers and their staff who like to use the 'green' methods of getting to and from work including showers and cycle racks.

DESCRIPTION

Bowes Offices at Lambton Park is the comprehensive redevelopment of Bowes House Farm which has created high specification offices for the 21st Century occupier whilst maintaining many original and architectural features. Ground floor space, shared entrance to building. Meeting room and individual office space. Private kitchen and bathroom facilities within office.

PARKING

4 spaces on site plus overflow facility.

LOCAL AUTHORITY

Durham County Council.

VIEWINGS

Strictly by appointment only. Book appointment through Lambton Estate Office (0191 385 1737 or email Trichardson@Lambtonestates.com).

COMMUNICATIONS

By Road

A1 (M) approx 3 minutes, Chester le Street approx 5 minutes, Sunderland approx 15 minutes, Durham City approx 15 minutes.

By Air

Newcastle International and Durham Tees Valley Airports provide an exceptional range of daily scheduled flights to key UK cities, Europe, USA and worldwide connections.

By Rail

Durham City's main east coast line railway station travel times:

London - 2hrs 44 minutes

Edinburgh - 1 hr 52 minutes

Manchester - 2 hrs 24 minutes

Leeds - 1hr 14 minutes

By Sea

Six North Sea ports provide shipping to the USA, Europe, Middle East, Asia and Russia including regular passenger services from North Shields to Scandinavia and Holland.

SERVICE CHARGE

£2,600 per annum.

VALUE ADDED TAX

VAT is applicable.

REVIEWS

RPI on anniversary of the third year and a service charge review annually.

RATEABLE VALUE

£12,000 per annum.

ANNUAL RATES CHARGE

£5,892.

PARTICULARS

Particulars written March 2019.

INSURANCE

Re-charged annually.

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