

**FOR SALE – Offers in the Region of £265,000**

**9 Lumley Court, Drum Industrial Estate  
Chester le Street, DH2 1AN**

**Modern Offices with Parking - 2,226sq.ft.**

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## SITUATION/LOCATION

The offices are situated within Lumley Court, a modern office development on Drum Industrial Estate adjacent to A1M at Junction 63. Nearby occupiers include a range of established businesses including North East Autism Society and Anglo Scottish Asset Finance. Chester le Street is a diverse business location situated approximately 10 miles south of Newcastle and 9 miles north of Durham with swift transport links via A1(M).

## PREMISES

Semi-detached two storey modern offices constructed circa 2008 with brick elevations under a pitched roof.

Internally the offices are arranged to provide an open plan foot plate incorporating a number of partition offices. There is an attractive glazed centre console incorporating male, female and disabled WC. The offices are heated via mounted electric heating/cooling system.

Externally there is parking for 9 cars.

## TENURE

Freehold

## ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor	95.23sq.m.	1,025sq.ft.
First Floor	111.58sq.m.	1,201sq.ft.
Net Internal Area	206.81sq.m.	2,226sq.ft.

## SERVICE CHARGE

A site service charge is payable.

## RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 at:-

Ground Floor	£9,700
First Floor	£12,000

## VAT

We are advised by our client that VAT is applicable to the rent.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

C-66



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