



Mandale  
Group

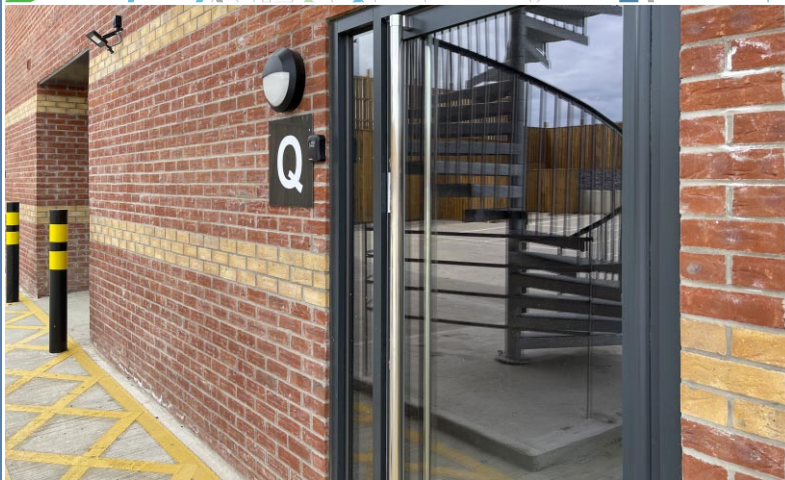
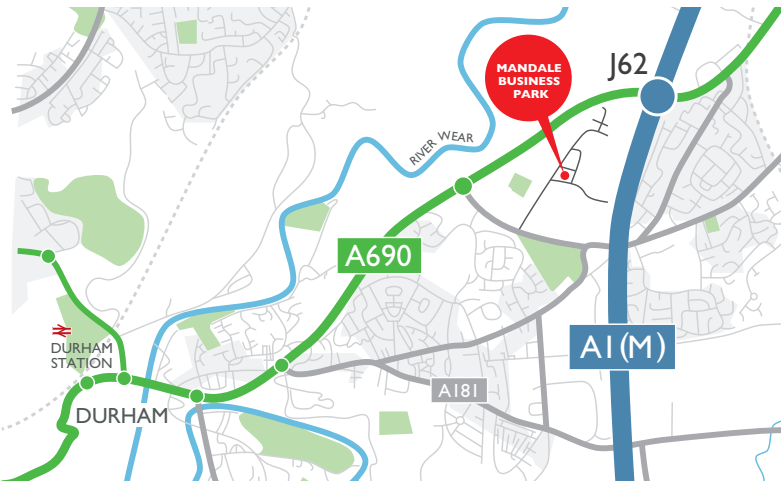
AVAILABLE NOW

# TO LET

## UNIT Q, WALDON HOUSE, MANDALE BUSINESS PARK 3,530 sq ft (327 sq m)

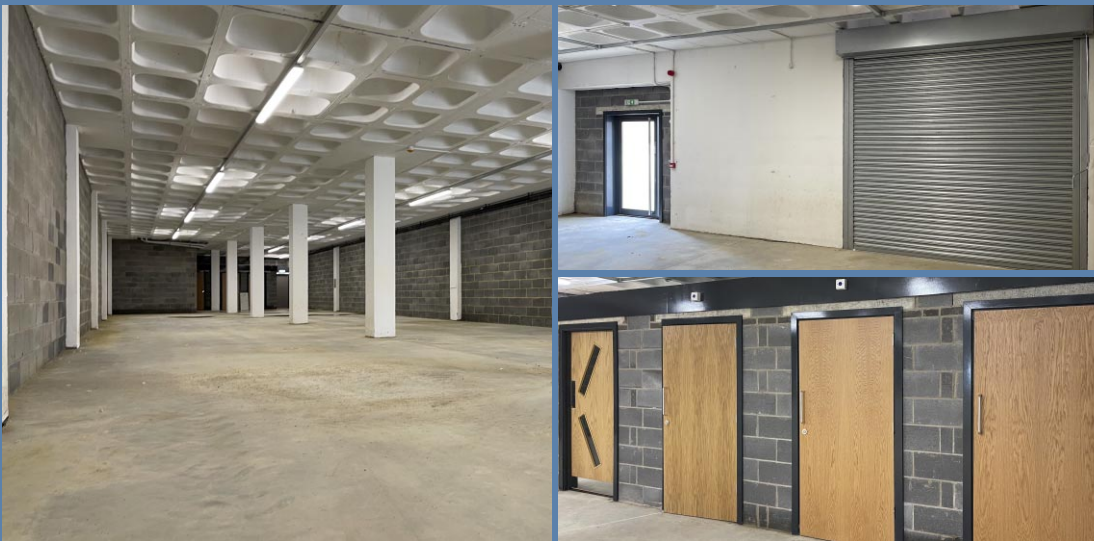
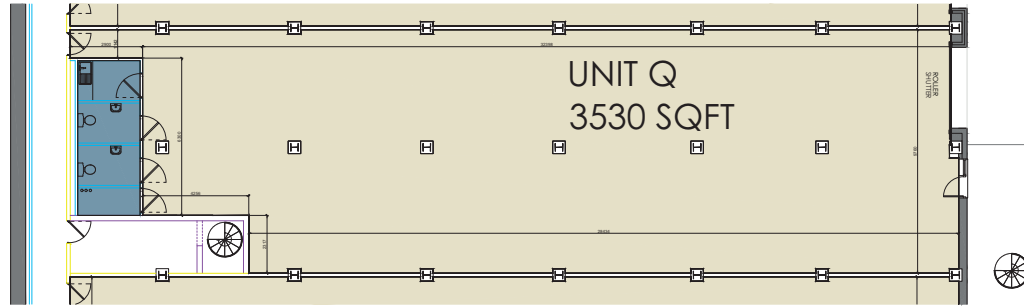
[WWW.MANDALE.COM](http://WWW.MANDALE.COM)

UNIT Q, WALDON HOUSE, BELMONT IND EST, DURHAM, DH1 1TH



# UNIT Q, WALDON HOUSE

## BELMONT IND EST, DURHAM, DH1 1TH



### LOCATION

Mandale Park is strategically located close to Junction 62 of the A1(M) with access off the A690 which connects Durham City approximately two miles to the west, with Sunderland approximately eight miles to the east. Newcastle City Centre is approximately 14 miles to the north.

Mandale Park is a well established commercial area with notable occupiers including Decon International, Vasstech, Ultraflex Gyms, Opus CNC, Durham University, PHS, Durham Interiors and many, many more.

The estate has excellent links to all parts of the region with East coast mainline railway service to London Kings Cross and Edinburgh available at Durham city train station.

### DESCRIPTION

Units can be combined to provide large sizes in multiples of 3,300 sq ft.

The units are ideal for many kinds of use and ideal for ingoing tenants to create extra space by installing a Mezzanine floor. Each unit has its own 3 phase power supply, water and BT.

#### Included:

- Glazed aluminium entrance door
- Double glazed windows
- Communal Lobby leading to
- Ancillary block with 2 toilets and a kitchen
- LED Lighting throughout
- Electrically operated roller shutterdoor
- Steel security fire escape doors
- 24 hour CCTV security surveillance

UNIT	UNIT NAME	UNIT SQ FT (SQ M)	EAVES HEIGHT	ANNUAL RENT
23Q	Waldon	3,530 (327)	3.2m	£21,180

### CAR PARKING

Extensive on site car parking available.

### VIEWING

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