

Industrial

# UNIT A2 - ROEBURN HOUSE | MANDALE BUSINESS PARK

Belmont Industrial Estate, Durham, DH1 1TH

## UNIT A2 - ROEBURN HOUSE | 3,460 SQ FT

### Industrial Unit

Roeburn House Unit A2, Mandale Business Park offers high-quality industrial space in a premier industrial location, ideal for light industrial, storage, and distribution uses. The unit benefits from 3-phase power, WC facilities, 24-hour access, and extensive on-site car parking.

Situated within the well-landscaped Belmont Industrial Estate, the site provides individual yard areas and excellent access to the A1(M), making it a strategic location for businesses requiring efficient transport links and secure operational space.

Lease Type

New



### ✓ Unit Summary

- Electric Roller Shutter Door
- LED Lighting
- Roof Lights
- CCTV
- Well Maintained Estate
- Kitchen Facilities

[View Floor Plans](#)

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£26,500.00	£7.66
Rates	£16,217.50	£4.69
Maintenance Charge	£3,500.00	£1.01
Insurance	£692.00	£0.20
Total Cost	£46,909.50	£13.56

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

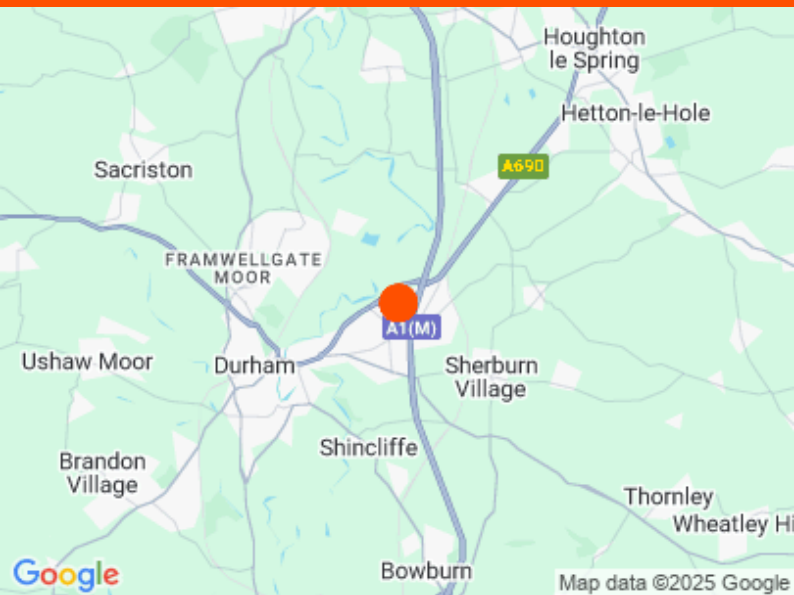
➔ For more info please visit: [unit.info/UIP0101971](https://unit.info/UIP0101971)

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## Location

Mandale Business Park is strategically located at Junction 62 of the A1(M), with access off the A690 which connects Durham City (2 miles to the west) with Sunderland (8 miles to the east). Newcastle City Centre is approximately 14 miles to the north.



Road  
A1: <1 mile



Airport  
Newcastle International: 24 miles



Rail  
Durham: 2 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (27)

## Key Contact



**Carola Parrino**

Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."



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