

# Enterprise House - Spennymoor

[www.enterprise-city.co.uk](http://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

**LCP**  
part of M Core

01384  
400123

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# Enterprise House - Spennymoor

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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**

The above rents are inclusive of service charge.

Ground floor Wing B

Available Immediately

2,000 sq.ft

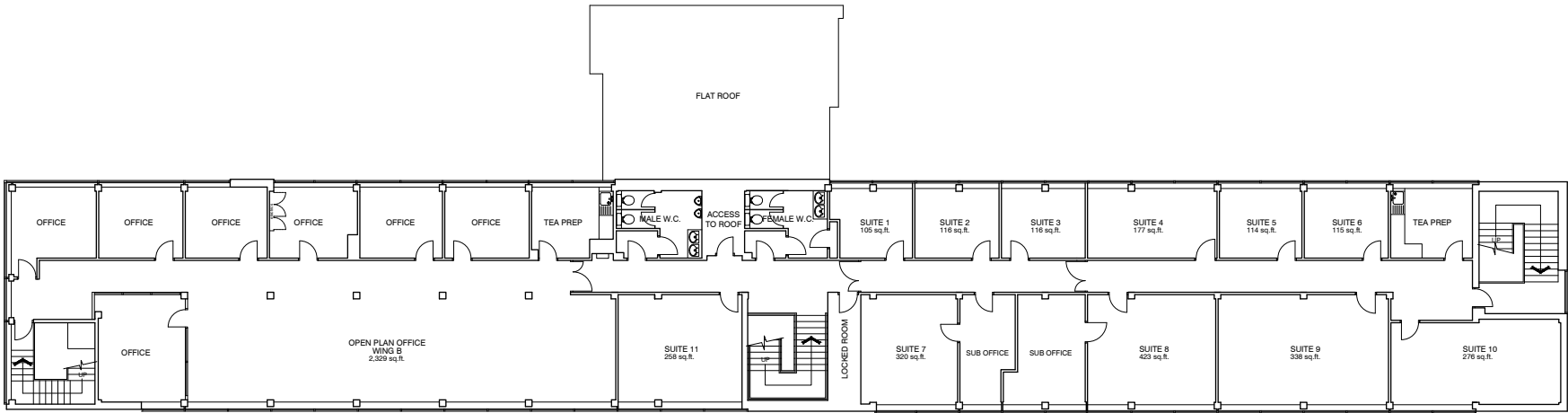
**£14,00 per Annum\***

\*Excluding service charge.

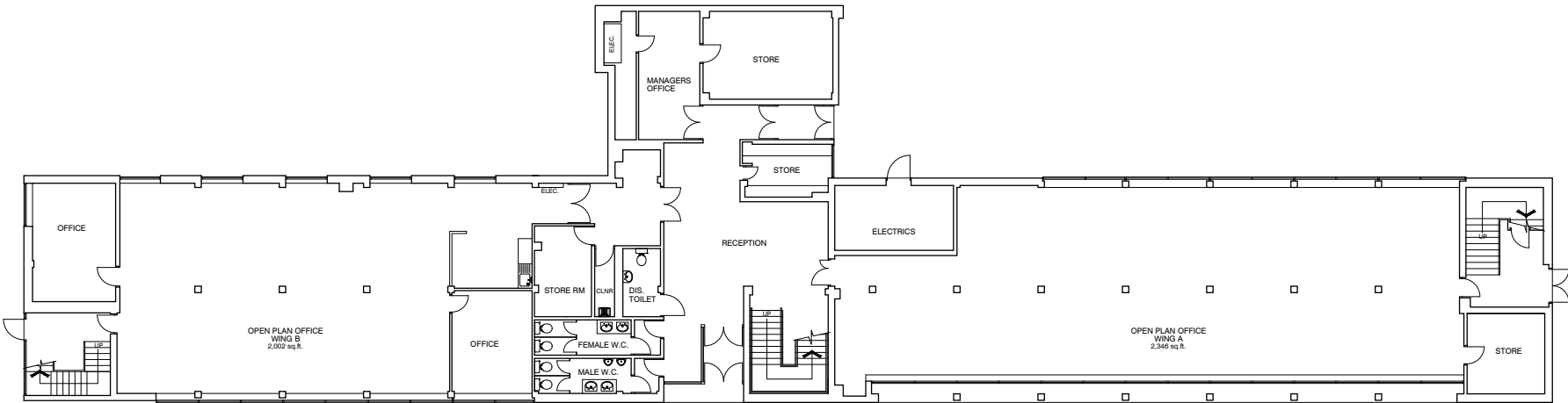


# Enterprise House Floor Plan

Offices can be combined to suit larger requirements



FIRST FLOOR PLAN



GROUND FLOOR PLAN



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

## Facilities:

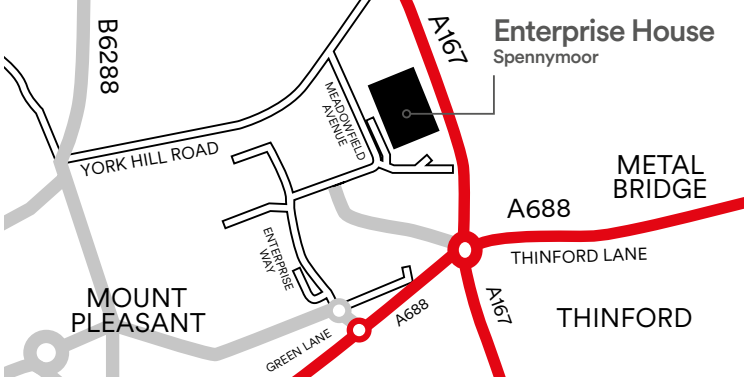
- Ground and First Floor options
- Ready for immediate occupation
- Flexible terms available
- Windows replaced with modern double glazing in Spring 2025
- Recently installed visitor waiting and drinks area
- Offices have own door entry system
- Communal toilets
- Communal kitchen facilities
- Free Parking

## 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



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



## 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

**LCP.**  
part of MCore

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