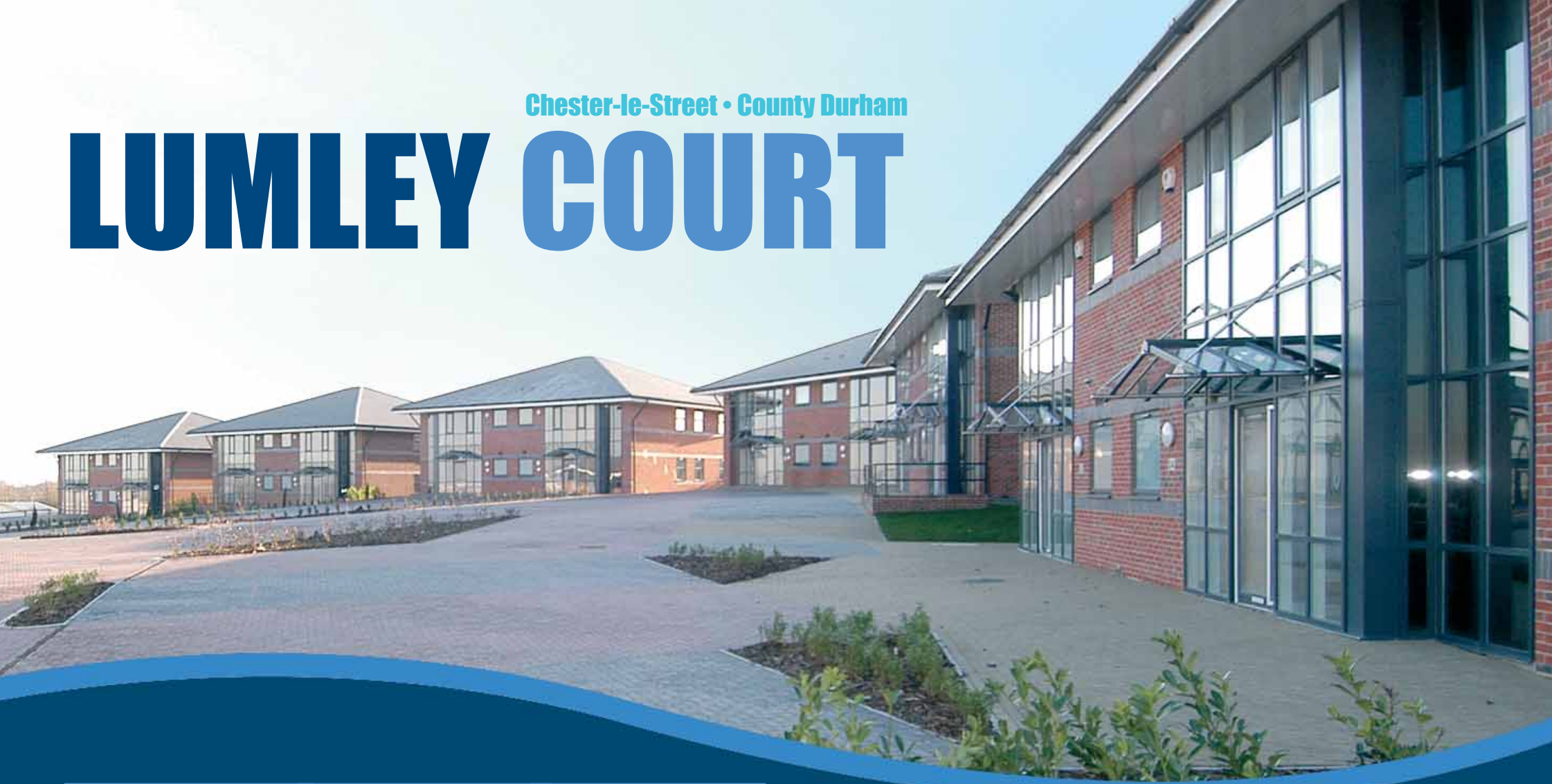


Chester-le-Street • County Durham

LUMLEY COURT



FOR SALE OR TO LET
NEW HIGH SPECIFICATION OFFICE BUILDINGS

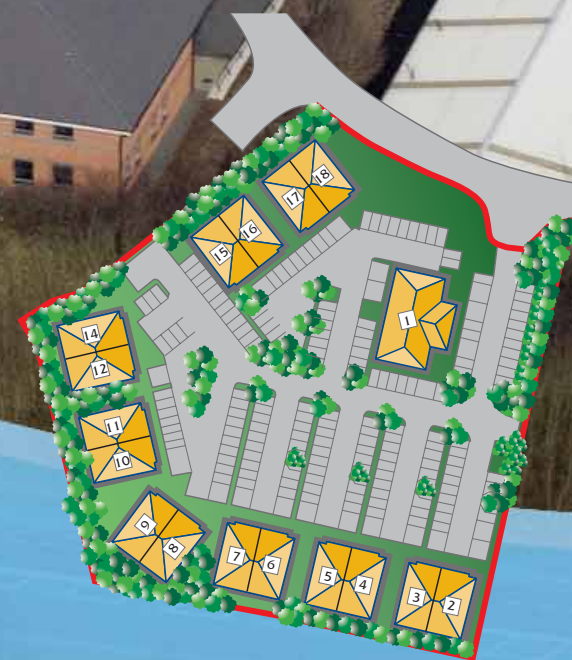
1,035 sq ft to 3,050 sq ft
(96.15 sq m to 283.35 sq m)



www.gladman.co.uk/lumley

Welcome to **LUMLEY COURT**

Lumley Court offers a mix of modern self contained office buildings arranged around a fully landscaped courtyard together with generous on site car parking. The office park is situated 2 miles east of Chester-le-Street on the A693.



Gladman Developments

Gladman Developments have an excellent track record in the commercial sector and have created over 60 of their business and industrial park concepts across the country. Many blue chip companies and government agencies have occupied Gladman offices, attracted by their flexibility, quality and cost effectiveness.

Major Gladman occupiers include many councils, NHS Trusts, HSBC Bank Plc, Gloucestershire Police Authority, National Grid and the British Red Cross.



G1K (Single floor of a G2K)

FLOOR	SQ FT	SQ M
First	1,234	114.64
Ground	1,035	96.15



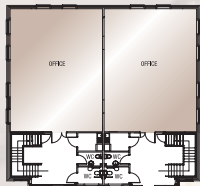
Ground Floor



First Floor

G2K (Half of a semi-detached pair)

FLOOR	SQ FT	SQ M
First	1,215	112.88
Ground	1,035	96.15
TOTAL	2,250	209.03



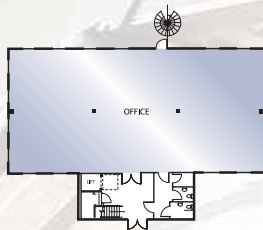
Ground Floor



First Floor

G3K

FLOOR	SQ FT	SQ M
Ground	3,050	283.35



Ground Floor

Accommodation Schedule

BUILDING	BUILDING TYPE	FLOOR AREA		
		SQ FT	SQ M	
UNIT 1	GRD FLOOR	G3K	3050	283.35
UNIT 2		G2K	2250	209.03
UNIT 3		G2K	2250	209.03
UNIT 4		G2K	2250	209.03
UNIT 5		G2K	2250	209.03
UNIT 6		G2K	2250	209.03
UNIT 7		G2K	2250	209.03
UNIT 8		G2K	2250	209.03
UNIT 9A		G1K	1035	96.15
UNIT 9B		G1K	1234	114.64
UNIT 10		G2K	2250	209.03
UNIT 11		G2K	2250	209.03
UNIT 12		G2K	2250	209.03
UNIT 14		G2K	2250	209.03
UNIT 15		G2K	2250	209.03
UNIT 16		G2K	2250	209.03
UNIT 17		G2K	2250	209.03
UNIT 18		G2K	2250	209.03

Description

Lumley Court provides high specification offices of 1,035 sq ft (96.15 sq m) to 3,050 sq ft (283.35 sq m). The self contained detached and semi detached buildings have been designed to meet the needs of the modern occupier and are available either to lease or purchase.

The elevations are a combination of red multi facing brickwork with double glazed windows/glazed infill panels. All properties benefit from designated on site car parking.

Specification

- Suspended ceilings
- Recessed lighting
- Air conditioning
- Full access raised floors
- Double glazing
- High quality finishes
- Teapoint (G1K / G2K units only)





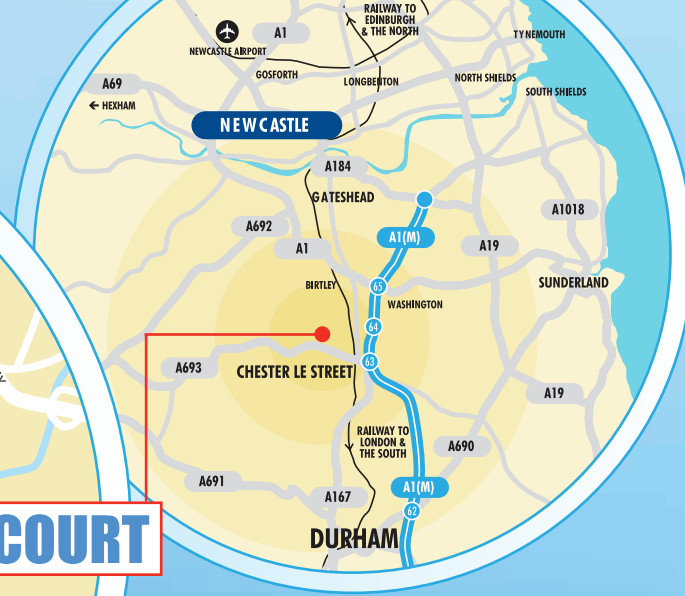
Location

Lumley Court occupies a prominent position off the A693 with easy access to Junction 63 of the A1(M) providing excellent access to the region's road network.

Chester-le-Street is situated centrally between Newcastle, Sunderland and Durham providing excellent connectivity and a strong demographic profile.

Key distances:

A1 (M)	1 mile
Newcastle City Centre	10 miles
Sunderland City Centre	11 miles
Gateshead & the Metro Centre	11 miles
Newcastle Airport	18 miles
Durham	9 miles



Terms

All buildings are available to lease or purchase on a freehold basis except for the G1K product which is available to lease only.

Legal Costs

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

VAT

All figures are quoted exclusive of, but will be liable for, VAT.



Further Information

For further information, or to arrange to view the premises, then please contact Gladman Developments or their appointed agents.

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