WEST WALK 5 BOWES OFFICES

Lambton Park, Chester-le-Street, County Durham DH3 4AN

GSC GRAYS

PROPERTY • ESTATES • LAND

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MODERN OFFICE ACCOMODATION IN A
PICTURESQUE PARKLAND SETTING
TOTAL 93M² (998FT²)

Large office space over two floors
Dedicated kitchen area and accessible WC
Parking available onsite
Access to scenic waymarked paths
Shower facilities and smoking area also available onsite

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Scotts 2, Bowes Offices, Lambton Park,
Chester-le-Street DH3 4AN
0191 303 9540
lettings@gscgrays.co.uk
GSCGRAYS.CO.UK

SITUATION & AMENITIES

GSC Grays is pleased to present for let this high quality office space located in the Tyne and Wear conurbation, situated in the grounds of Lambton Park. A fantastic location combining a beautiful countryside setting with excellent access links to the A1 and A19.

Major hubs of Durham, Newcastle and Sunderland are all only a short 15-minute drive away. Offering an appealing travel time for commuters and the chance to work in an idyllic rural landscape.

DESCRIPTION

Developed from the former traditional farm buildings, the unit has been converted into a purpose-built office space offering an accessible prospect for the modern business occupier.

The conversion has retained elements of the farmstead's original character while providing modern facilities including high speed broadband.

Set in a rural location within Lambton Park, the unit offers access to scenic waymarked paths that can be enjoyed by business occupiers and employees. The perfect opportunity to take in the stunning landscape the site has to offer.

This is a an opportunity to occupy a unique office environment that combines period character with modern functionality, ideal for businesses seeking a prestigious setting.

OFFICE SPACE

Extending to 92.7m.sq. (997sq.ft.) NIA of office space across two floors of the West Walk building of the highly sought after Bowes Offices. Includes a dedicated kitchen and toilet facility in addition to a communal shower facility available onsite nearby.

TERMS AND CONDITIONS

For details of lease lengths, please contact the Letting Agents. Rent payments will exclude service costs for heating, electricity, broadband, insurance rent and other charges to maintain the building. These will be payable quarterly based on the area occupied. All office space is available unfurnished.

CAR PARKING

A large communal carpark is located onsite with a dedicated space in close proximity of the unit.

RENT

£11,000 per annum plus VAT and service charge (approx. £3 per sq.ft.).

BUSINESS RATES

The tenant will be responsible for all applicable business rates. We understand the current rateable value is £7,800 (effective as of 1st April 2023).
Durham County Council, Telephone: 0300 026 0000.

LEGAL COSTS

The tenant will be required to contribute £750+VAT towards the preparation of the lease. Each party will be required to meet their own advice and legal costs.

INSURANCE

Tenants are responsible for insuring their own contents.

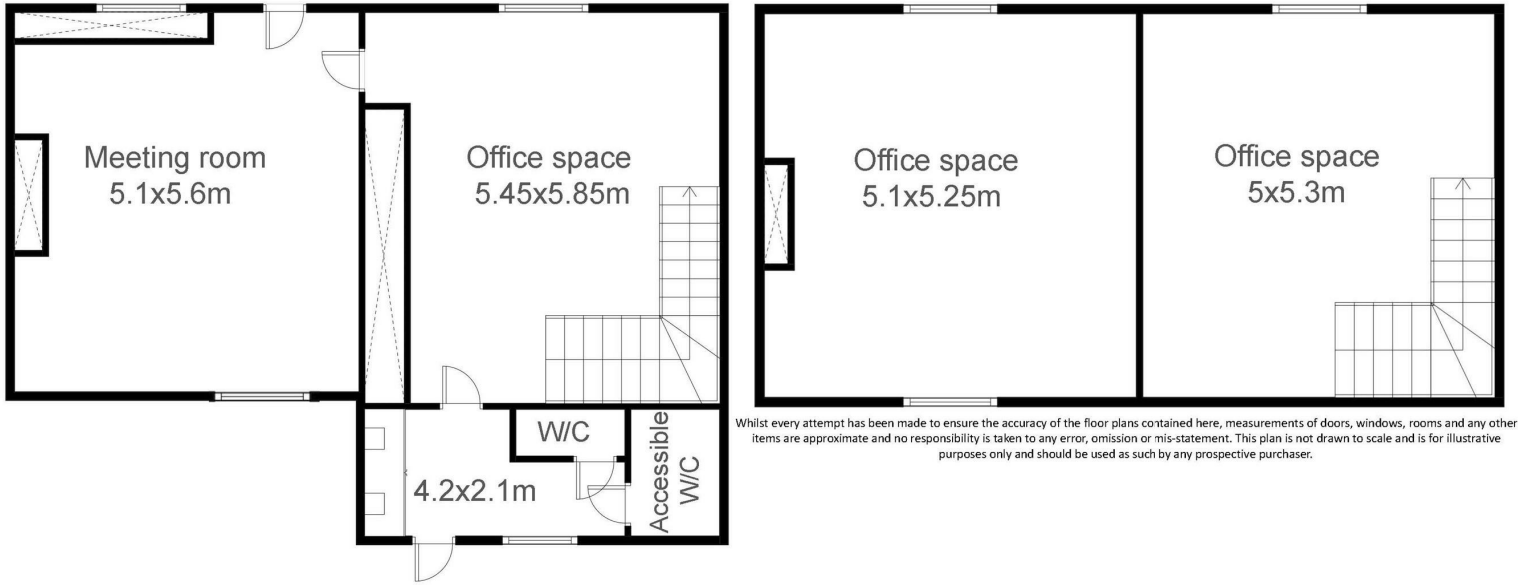
VIEWINGS

Viewings are strictly by appointment only by an agent of GSC Grays, telephone: 0191 303 9540, email: lettings@gscgrays.co.uk.

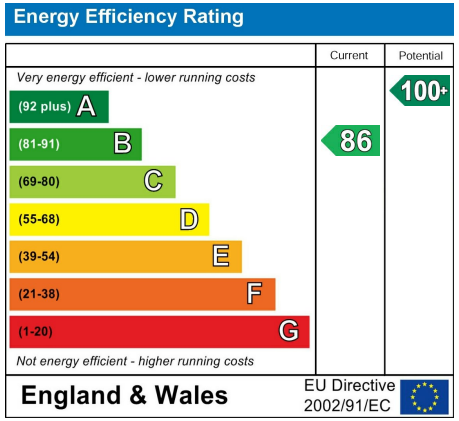
PARTICULARS

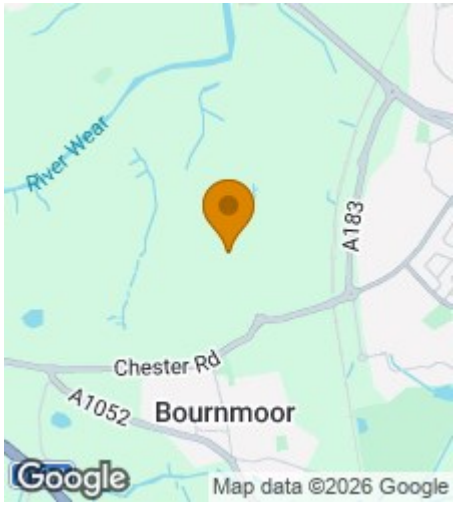
Particulars were written in December 2025. Photographs were taken in December 2025.

West Walk 5, Bowes Offices, Lambton Park, DH3 4AN



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.





Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.