ROOK MATTHEWS SAYER

COMMERCIAL

Retail | Office | Industrial | Land

Nautilus House, Durham Road, Birtley, Co Durham DH3 2PA

- Detached two-storey office building
- Net internal area 2,790 sq. ft. (259 sq. m.)
- Seven offices across two floors, Kitchen, W/C facilities & shower room
- Integral garage and storage space
- Well, presented, versatile space suitable for a range of occupiers
- Eligible for 100% small business rate relief
- 6-9 on-site car parking spaces
- High-visibility location on Durham Road with strong passing trade

Rent £22,500 per annum

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Location
Nautilus House is prominently located on Durham Road in Birtley, a well-established commercial corridor positioned between Gateshead and Chester-le-Street. The property benefits from excellent road connectivity, with immediate access to the A1(M), providing convenient links to Newcastle, Durham, & the wider North East region.

The surrounding area is a mixed commercial and residential neighbourhood with a range of local amenities including shops, cafés, and services within walking distance. Birtley town centre is close by, offering additional retail and dining options. Public transport connections are strong, with regular bus routes operating along Durham Road, providing direct access to nearby towns and city centres. Overall, Nautilus House offers a well-connected and accessible office location within a recognised business area in Birtley.

Description
A well-presented detached two storey office building extending to approximately 2,790 sq. ft, situated in a prominent and accessible location with 6–9 on-site car parking spaces.

The ground floor (1,812 sq. ft) provides well-configured office accommodation comprising four individual offices, together with a kitchen, two W/C facilities, a store room and an integral garage. The layout offers flexibility for a range of business uses including professional services, administration or consultancy. The first floor (978 sq. ft) provides three additional offices, a box room suitable for storage, and a shower room, making the property suitable for businesses requiring staff welfare facilities.

The building is well presented throughout, with good natural light and practical office layout across both floors. Externally, the property benefits from generous on-site parking for approximately 6–9 vehicles, providing convenience for both staff and visitors. Overall, the premises offer versatile and ready-to-occupy office accommodation, suitable for a variety of commercial occupiers seeking a detached office building with parking**.**

Tenure
Leasehold – A new (FRI) full repairing and insuring lease is available, terms and conditions to be agreed.

Rent
£22,500 per annum

Costs
The ingoing tenant is responsible for any costs relating to preparation of lease and proportion of agent's fees.

Viewing
Strictly by appointment through this office.

Rateable Value
The 2026 Rating List entry is Rateable Value £11,250

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Insurance
The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

Important Notice
1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Prepared 12th March 2026

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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