



FOR SALE

Prestigious Self Contained Office Accommodation

3 Silverton Court, Northumberland Business Park, Cramlington NE23 7RY


Naylors
Commercial Property People
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- **Rare Freehold Opportunity**
- **Established Location**
- **5,363 ft² (498.28 m²)**
- **Mixture of Open Plan and Cellular layout**
- **24 Dedicated Car Parking Spaces**

Location

The property is located in Northumberland Business Park which is a popular location for office occupiers. 3 Silverton Court is situated approximately 6 miles north of Newcastle upon Tyne and is strategically located on the A189 and A19 interchange. The interchange provides easy access to the A1 and wider region.

Northumberland Business Park benefits from excellent amenities with Co-op food store, Willow Farm family pub and restaurant, McDonalds and Premier Inn all within short walking distances.

Description

3 Silverton Court provides a prestigious self-contained office which is spread across two floors and benefits from 24 dedicated car parking spaces.

The offices available are over ground floor and first floor and benefit from the following specification;

- Ground Floor Reception Area
- Raised Access Floors with Floor Boxes
- Air Conditioning

- Suspended Ceilings Incorporating LED Lighting.
- WC & Shower Facilities
- Lift Access
- First Floor Kitchen & Breakout Area

Accommodation

The property extends to the following floor areas:

	M ²	Ft ²
Reception	17.07	184
Ground Floor	231.59	2,492
First Floor	249.62	2,687
Total	498.28	5,363

Price

Offers are invited in the region of £650,000.

Estates Charge

There will be a small estate charge levied to cover the costs of maintaining the common areas of the estate.

Rating Assessment

We understand from the VOA, the office has a Rateable Value of £58,000. We would recommend any interested parties speaking with Northumberland County Council to verify the current Rates Payable.

EPC

The building has an Energy Rating of B(47). A full copy of the certificate is available for inspection upon request.

Costs

Each party will be responsible for their own legal fees incurred in the transaction.

VAT

All costs quoted are exclusive of VAT if applicable.

Further Information

For general enquiries and viewing arrangements please contact James Fletcher or Jessica Ross on 0191 232 7030 or email:

James Fletcher

jamesfletcher@naylors.co.uk

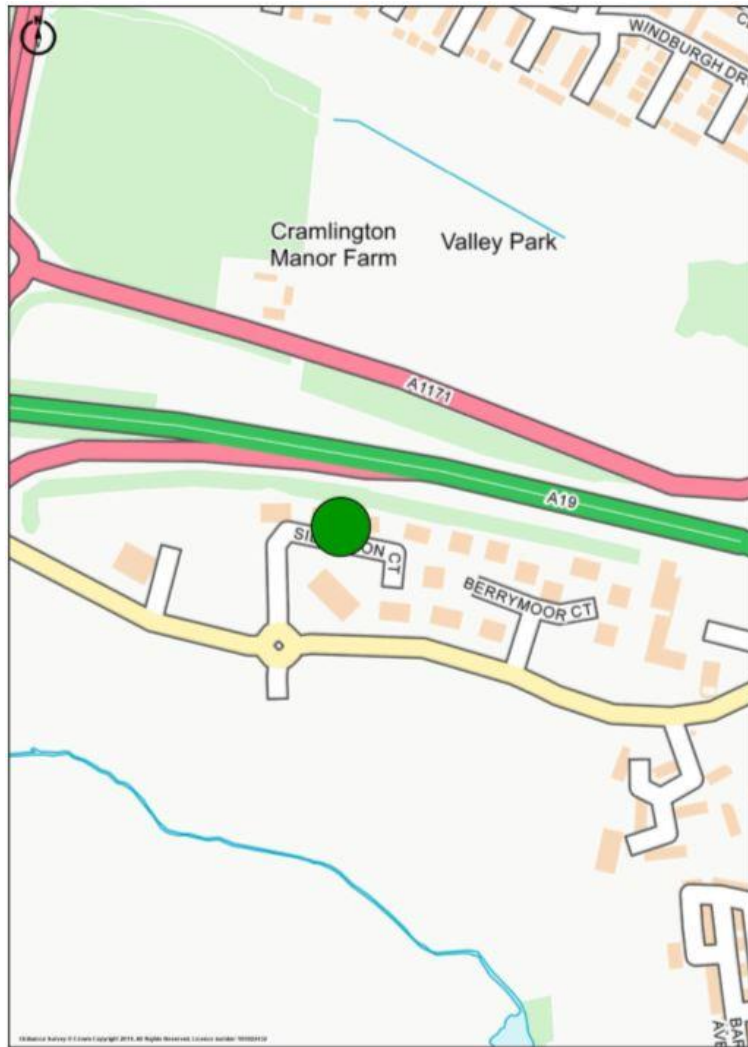
Jessica Ross

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