



**To Let
Second Floor
The Mount
Morpeth
NE61 1JY**

Office/Retail Premises

185.8 sq m (2,000 sq ft) - 437.86 sq m (4,713 sq ft)



- Shell accommodation suitable for a variety of users including office (B1) and other D1/D2 users, subject to planning
- On-site car parking

Location

Morpeth is a busy market town located within easy reach of the A1 and is situated approximately 15 miles to the north of Newcastle upon Tyne.

The property is situated immediately to the north of Morpeth town centre on Dark Lane, part of the A197 linking Morpeth to Ashington.

Description

The available accommodation is situated on the second floor above the Morpeth NHS Centre.

The accommodation is currently in a shell condition benefiting from floor to ceiling glazing to three elevations and a slab-to-slab height of 3.2 metres.

Male, female and disabled toilets are located within the central core together with two passenger lifts.

The accommodation also has access to a separate boardroom which is available to hire together with access to a roof terrace.

Car parking is provided on site.

Services

The property benefits from all main services and heating is to be provided by way of an under-floor system to link with the rest of the building.

Energy Performance Certificate

Upon application.

Rateable Value

The premises will need to be reassessed upon occupation.

Terms

The accommodation is available by way of a new effective full repairing and insuring lease for a minimum term of five years.

Rent

Upon application.

Service Charge

A service charge is recoverable from the tenant for internal and external maintenance of the property.

VAT

All figures within these terms are exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred within this transaction.

Contact Details, Viewing & Further Information

Strictly by prior appointment with sole agents, BNP Paribas Real Estate:

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Subject to Contract
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