



Sanderson  
Weatherall

# FOR SALE INVESTMENT OPPORTUNITY



UNIT 35 APEX BUSINESS PARK, CRAMLINGTON, NORTHUMBERLAND NE23 7BF

[sw.co.uk](http://sw.co.uk)



Business Park Location

Close Proximity to the A1

Sale Price: £175,000

Total Net Internal Area: 115 sq m (1,238 sq ft)

All prices are deemed exclusive of VAT

Subject to contract

### Location

Cramlington is a town located approximately 9 miles north of Newcastle upon Tyne and benefits from excellent road communications being in close proximity to the A19 and A1 providing access to Northern England and Scotland to the north and Newcastle City to the south. Cramlington is Northumberland's most important town for modern industry operators.

The subject property is located on Apex Business Village approximately 2 miles south of Cramlington Town Centre. Apex Business Village benefits from excellent transport links due to it being located just off the A19 via the B1505. The A19 also provides access to the A1 approximately 2.5 miles to the west. Adjacent occupiers to the subject office accommodation include; AA Speed Awareness, Browell Smith & Co Solicitors and Construction Recruitment.

### Description

The subject property comprises a two storey office building of traditional brick construction under a pitched tiled roof and a glazed atrium. The office accommodation is situated over ground and first floor levels and benefits from having carpet flooring and suspended ceiling incorporating recessed fluorescent lights throughout. The property also benefits from having a total of 4 designated car parking spaces.

### Accommodation

We understand that the accommodation provides the following approximate Net Internal Areas:

Description	Sq m	Sq ft
Ground Floor	55.7	599.54
First Floor	59.31	638.40
<b>Total Area</b>	<b>115</b>	<b>1,238</b>

### Energy Performance Certificate

The property benefits from an Energy Performance Asset Rating of Band D (84). A full copy of the EPC is available upon request.



### Business Rates

With effect from 1 April 2017 we understand the property is assessed for rating purposes as follows:

Rateable value      £11,500

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Northumberland County Council).

### Services

We understand that the property has all mains services connected to the premises, however, interested parties should carry out their own investigations with regard to this matter.

### Asking Price

The premises are available for sale at an asking price of **£175,000** subject to contract, reflecting a Net Initial Yield of 9.85% after reasonable purchasers costs of 2.09%.

### Tenancy

The property is held on a straight 15 year lease from 24<sup>th</sup> May 2007 to Connect Physical Health Centres Limited at £17,600 per annum.

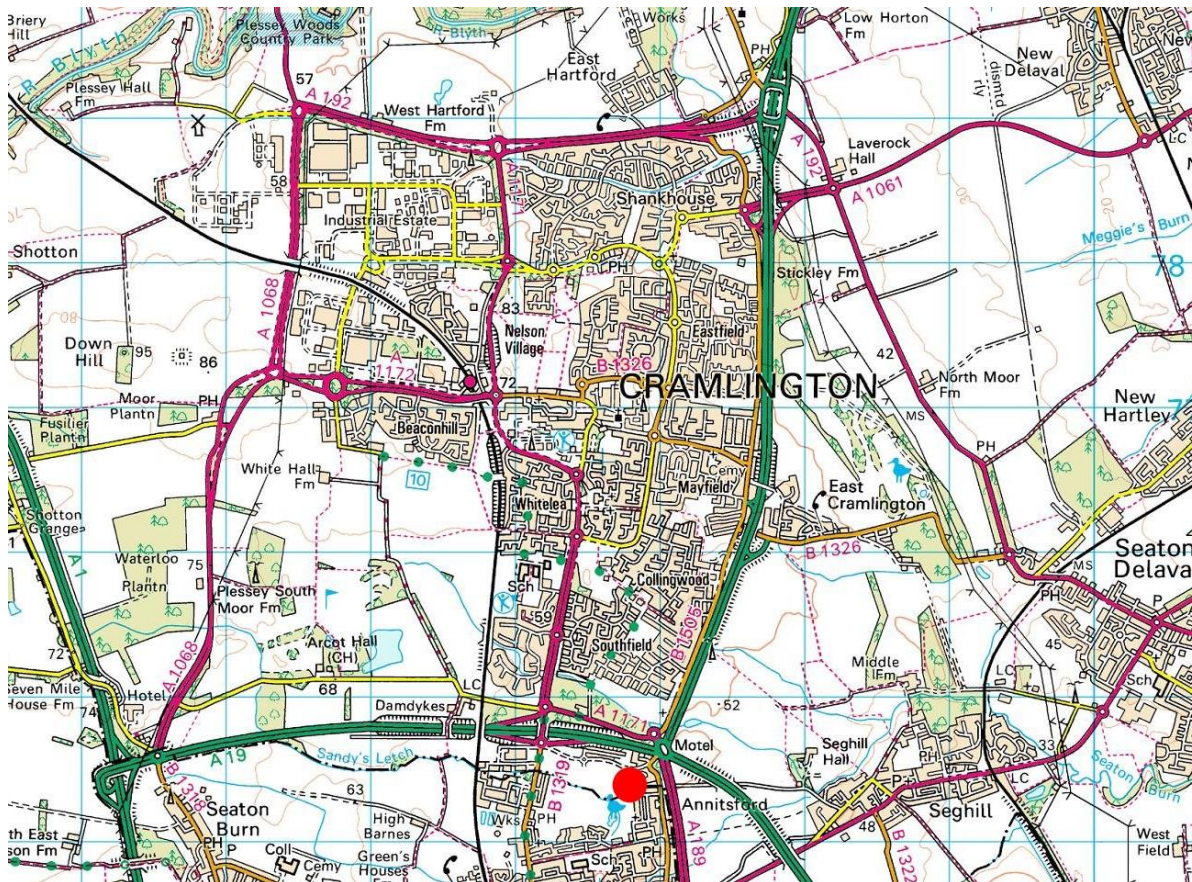
Connect Physical Health are not currently in occupation and the property has been underlet on a 3 year lease from 15<sup>th</sup> March 2018 to 14<sup>th</sup> March 2021 to Not Just A Print.

### Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### Legal Costs

Each party to bear their own legal costs incurred in relation to the transaction of the property with any VAT thereon.



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Sanderson Weatherall LLP Registered in England company number OC 344 770 Registered Office 6<sup>th</sup> floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL

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Viewings and Further Information

Strictly by prior appointment with the agents:

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