

TO LET/FOR SALE

Modern Office Accommodation

Unit 17 Apex Business Village
Annitsford
Cramlington
NE23 7BF



Location

The property is located within Apex Business Village which is situated approximately 7.5 miles North of Newcastle upon Tyne and 2 miles south of Cramlington centre. It is ideally placed near the intersection of the A1 and the A19 junction offering good transport links throughout the North East.

Apex Business Park also benefits from several local bus routes and a service station close by featuring Co-Operative store, McDonalds and Beefeater Public House.

Description

The property provides modern office accommodation over two floors. The premises are of brick built construction with a part glass frontage and has the benefit of four dedicated car parking spaces.

Internally, the unit is fitted to a modern standard offering mostly open plan office accommodation with kitchen and WC facilities, and a small entrance lobby/reception area.

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Naylors

Office Agency

Retail
Development
Industrial
Investment
Office

T 0191 232 7030



Hadrian House, Higham Place,
Newcastle upon Tyne, NE1 8AF

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Specification

The property comprises the following specification:

- Suspended Ceilings
- Perimeter Trunking
- Carpet Flooring
- Kitchen
- WC facilities
- 4 dedicated car parking spaces

Accommodation

In accordance with the RICS Code of Measuring Practice (6th Edition) we calculate that approximate net internal areas are as follows:

	m ²	ft ²
Ground Floor	55.55	598
First Floor	68.10	733
Total	123.65	1,331

Rent

The premises are available by way of a new Full Repairing and Insurance Lease for a term of years to be agreed, at a rent of £10.50 psf.

Sale

The premises are also available for sale at an asking price of £160,000.

Service Charge

A service charge is levied to cover the cost of the upkeep of the common areas of the estate. Costs on application.

Costs

Each party is responsible for their own legal costs incurred in this transaction.

Rateable Value

The Valuation Office Agency website describes the property as 'Office and Premises'.

Rateable Value (2017 List): £12,250

Interested parties are advised to make enquiries with North Tyneside Council (0191 5205555) to verify the current rates payable.

EPC

Available upon request.

VAT

VAT will be charged where applicable.

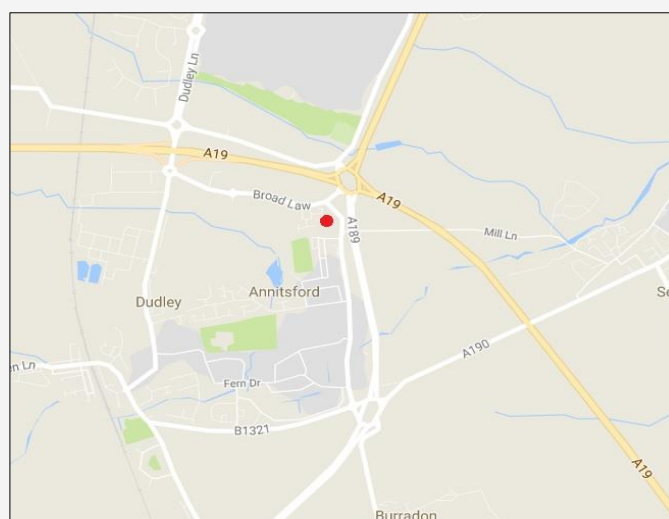
Further Information

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

jamesfletcher@naylor.co.uk

jessicasimpson@naylor.co.uk

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