

TO LET

Refurbished Workshop Units with Office Space

Marquis Court
Low Prudhoe
Northumberland
NE42 6PJ



Naylors

Industrial Agency

Retail
Development
Industrial
Investment
Office

T 0191 232 7030



Situation

The properties are situated within Dukes Industrial Estate in Low Prudhoe. The site is an established industrial area and continues to be popular with local occupiers. The estate links to the A695 giving easy access to Gateshead, Newcastle and the Tyne Valley.

Description

These newly refurbished units form part of a terrace and are of steel portal frame construction. Each unit contains a workshop area with concrete flooring, fluorescent tube lighting and roller shutter door. Carpeted office space is also provided in each unit along with W.C and kitchenette facilities. Externally the units benefit from parking to the front of the premises.

naylors.co.uk



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

E info@naylors.co.uk

Accommodation

The properties have been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

	Ft ²	M ²
9B	1001	93.00
9C	1003	93.14
9D	1501	139.47
9E	1506	139.94
8A	1600	148.60
8B	1206	112.04

Terms

New IRI leases are available for a term to be agreed. The tenant will be responsible for all internal repairs, external windows and doors and property insurance.

Rent

	Rent P.A	Service Charge
9B	£7300	£750.75
9C	£7300	£752.25
9D	£10,900	£1125.75
9E	£10,950	£1129.50
8A	£11,600	£1200.00
8B	£8750	£904.50

Legal Costs

Each party to bear their own legal costs.

Rating Assessment

	Rateable Value
9B	£6900
9C	Check with local authority
9D	Check with local authority
9E	Check with local authority
8A	£10,000
8B	£7500

EPC

	Rating
9B	E (125)
9C	D (94)
9D	D (94)
9E	D (94)
8A	D (97)
8B	E (116)

Services

We understand that all mains services are connected to the properties, none of which have been tested or warranted. Interested parties are advised to make their own enquiries in this respect.

VAT

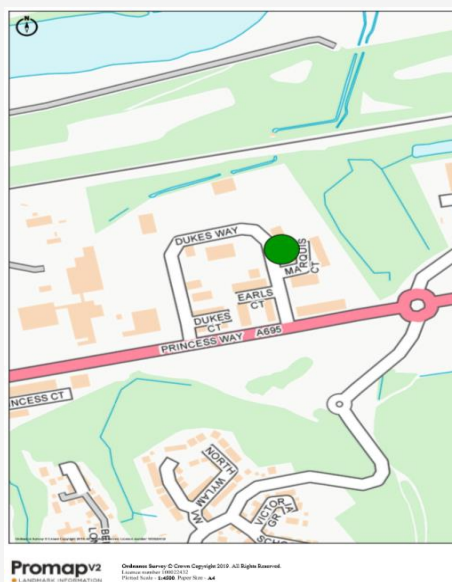
All prices are exclusive of VAT where chargeable.

Further Information

Contact Duncan Christie or Penny McAteer on 0191 232 7030 or email:

duncanchristie@naylor.co.uk

pennymcateer@naylor.co.uk



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