



- 2,250 ft² (209 m²)
- Self-Contained Office Premises.
- Purchase Opportunities Available.
- Plots of Land Also Available.
- Located within Ramparts Business Park Enterprise Zone
- Good Car Parking Provision

For further information please contact:

Chris Pearson
E: chrisp@naylorsgavinblack.co.uk
DD: +44 (0)191 466 1343

Penny McAteer
E: penny@naylorsgavinblack.co.uk
DD: 07912 225 407

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

Location

Ramparts Business Park is located in a prominent position, adjacent to the A1 to the north of Berwick upon Tweed. The Park is in close proximity to a Morrisons supermarket and petrol filling station and there are a full range of amenities available within Berwick Town Centre.

Berwick is equidistant between Edinburgh to the north and Newcastle-upon-Tyne to the south and served by the East Coast Mainline rail network providing regular access to London.

Description

Ramparts Business Park offers a range of high specification office buildings providing modern, flexible, open plan accommodation.

The units which have been completed comprise a general specification including suspended ceiling with category II lighting, raised access floor, carpeted floor coverings, perimeter heating, tea point facility, double glazed windows and disabled access.

The units available on a long-leasehold basis are completed to a shell specification.

Accommodation

The properties comprise the following net internal areas;

Unit	M ²	Ft ²	Terms
17F (Long Leasehold)	209.03	2,250	£65,000
17G (Long Leasehold)	209.03	2,250	£65,000
17I (Long Leasehold)	209.03	2,250	£65,000
17L (Long Leasehold)	209.03	2,250	£65,000

Plot	Acre	Terms
9	0.64	Available through Informal Tender. Contact agent for more information.
10	0.60	

Enterprise Zone

Businesses locating into the Ramparts Business Park Enterprise Zone from April 2017 will have access to Business Rate Discount benefits in addition to the improved infrastructure on the site.

Business Rate Discount allows eligible businesses to gain up to 100% business rate discount to a maximum value of £275,000 per

business over a five year period from occupying premises on an Enterprise Zone site. For more information about the Ramparts Business Park Enterprise Zone please contact Advance Northumberland on +44 (0) 1670 528 463.

Service Charge

A service charge is currently in place to cover costs of maintaining the estate. Further information is available on request.

Business Rates

Yet to be assessed.

EPC

On application.

Legal Costs

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

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.

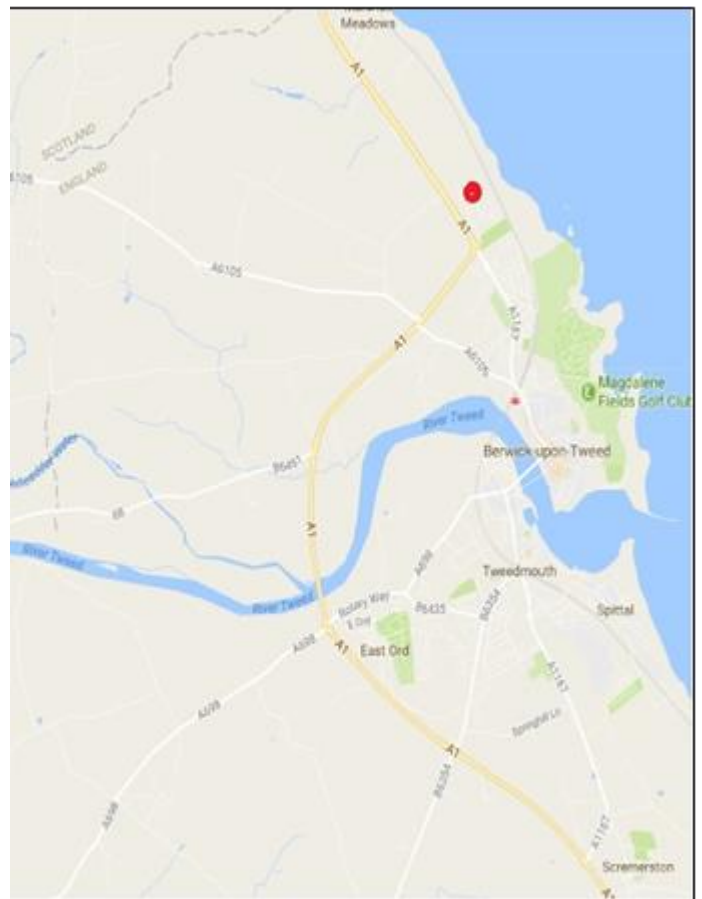
Code of Practice

The landlord accepts the principals of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament

Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order