

To Let: Morpeth Town Centre office space

First Floor, Office 6A, Owen House, Sanderson Arcade, NE61 1NS

248 sq. m (2,669 sq. ft.)

Newly refurbished office accommodation

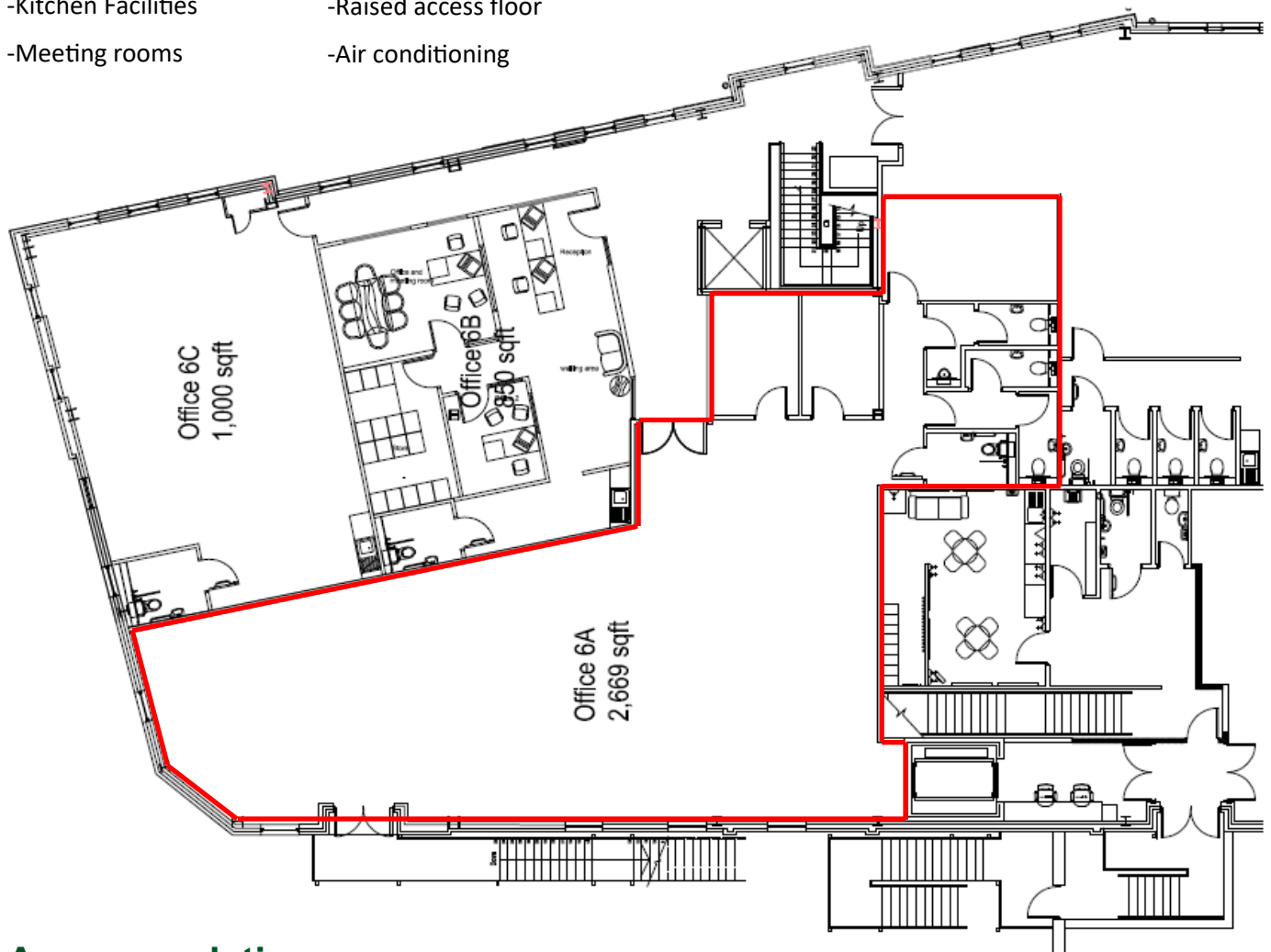


Description

Office 6A offers newly refurbished accommodation on the first floor of Owen House. The suite makes part of Owen House, a multi-let building situated in Sanderson Arcade. The space is connected to Electric, water & mains drainage with CCTV cameras positioned throughout the centre. The space can be configured to meet occupier requirements.

The suite benefits from the following specification;

- Lift access
- WC Facilities
- Kitchen Facilities
- Meeting rooms
- EPC Rating- B
- Fully carpeted
- Raised access floor
- Air conditioning



Accommodation

The suite offers the following Net Internal Area:

Demise	SQ M	SQ FT
First Floor	248	(2,669)
TOTAL	248	(2,699)

Internal Photographs



Location

The property is located on within Sanderson Arcade, a shopping centre in the market town of Morpeth, Northumberland.

Offices within Sanderson Arcade benefit from excellent on-site amenities from nearby occupiers included but not limited to; Marks and Spencer, Costa, Next, and Waterstones.

Sanderson Arcade also benefits from on-site health and wellbeing facilities offered by Snap Fitness, the 24hr gym located above the subject property.

Entrance to Sanderson Arcade (2020)

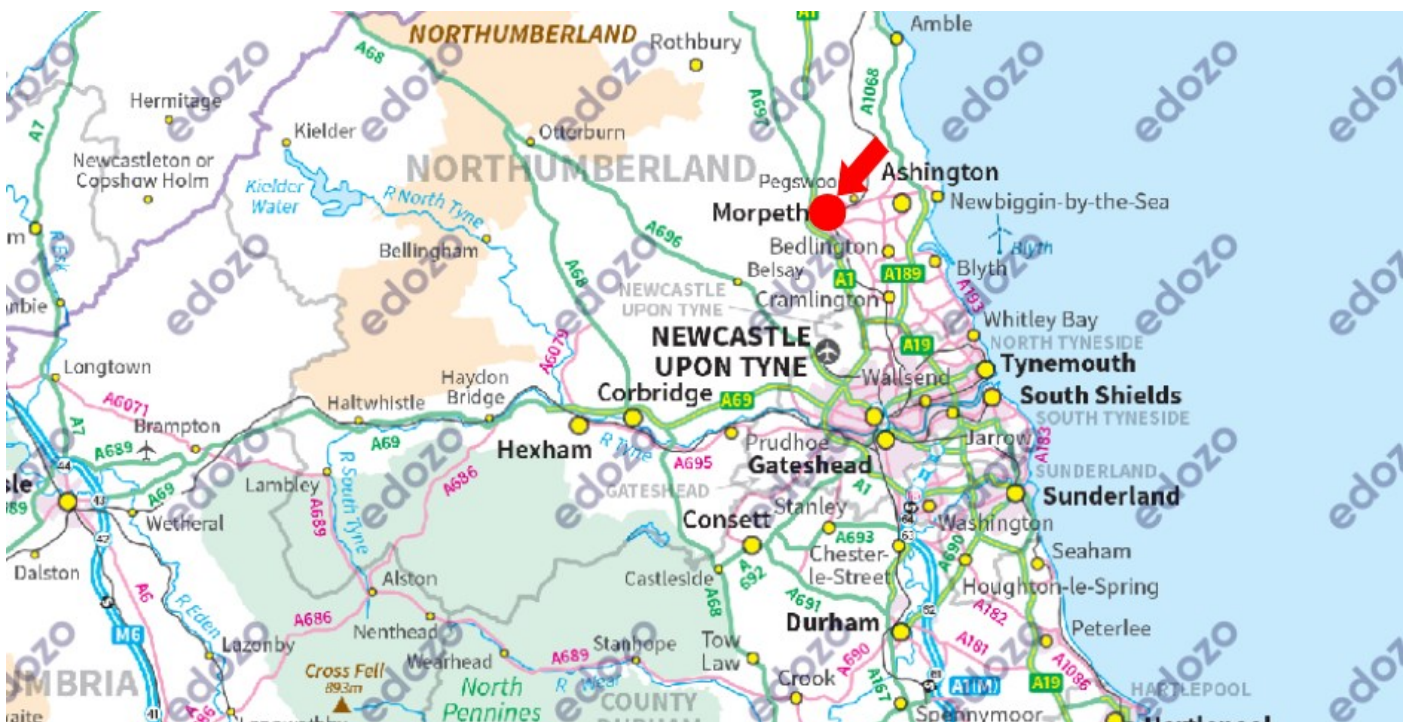


Public realm adjacent property (2020)



Morpeth also provides excellent transport links with bus and train services to Newcastle and neighbouring towns and is a few minutes from the A1 Motorway.

*Subject property highlighted in red**



Energy Performance Rating

The property has an Energy performance certificate (EPC) rating : **35 : B**

Services

The property is connected to main services.

Rateable Value

According to the Valuation Office Agency website, the property is described as Offices and Premises and has a Rateable Value of £33,250 from 1st April 2023.

Terms

The property is available to lease on a new FRI basis for a term to be agreed at £40,000 per annum rent exclusive.

VAT

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

Legal Costs

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

Contact Details, Viewing and Further Information

Strictly by prior appointment via sole agents BNP Paribas Real Estate.

Aleksander Roszczyñala
Graduate Surveyor
0191 227 5706
07570 052292
aleksander.roszczyñala@realestate.bnpparibas

Aidan Baker
Senior Director
0191 227 5737
07712 868537
aidan.baker@realestate.bnpparibas

Subject to Contract July 2024

Sanderson Arcade

