



For Sale / To Let

19 Berrymoor Court, Northumberland Business Park,
Cramlington, NE23 7RZ

2,733 SqFt (253.92 SqM)



Location

Cramlington is a former new town located in the south east of Northumberland. The town is around 10 miles to the north of Newcastle upon Tyne, 8 miles to the south of Ashington and 4 miles to the west of Blyth. According to the 2011 census the resident population of the town is 20,413. Road communication links are excellent with the junction of the A19 and A1 being within 2 miles to the south west of the town centre. These are the two main trunk roads through the north east and give access to the regional and national road networks. Newcastle International Airport is within 15 minutes' drive time. Cramlington is on the main east coast railway line and there is a commuter station for Newcastle upon Tyne where there are links to London in under 3 hours and to the rest of the UK.

Description

New Build self contained two storey office building with dedicated car parking.

Accommodation

Floor	Sq ft	Sq m
Ground Floor	1323	122.93
First Floor	1410	130.99
	2733	253.92

The property will comprise a new build two storey self-contained office building semi-detached office buildings. We understand the building is going to be constructed of brick elevations with a hipped span tile roof covering. Internally the accommodation provides a ground floor reception area/foyer with a staircase leading to the first floor. There are separate male and disabled/female WCs and a kitchen off the reception areas. The ground and first provides modern open plan flexible accommodation.

Tenure

Freehold or new full repair and insuring lease available for a term to be agreed.

Price

£380,000 for the freehold
 £36,500 per annum exclusive - rent.

Business Rates

We understand that the property is assessed as follows:

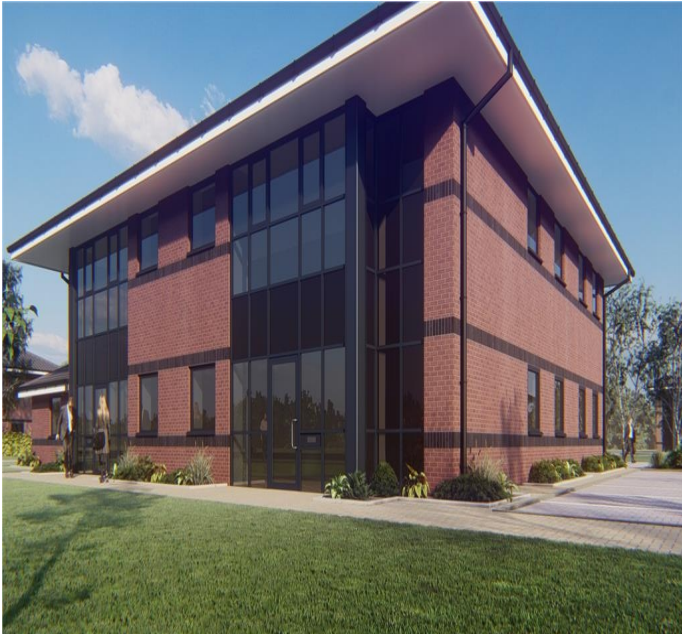
Rateable value: To be assessed for rates purposes
 UBR (2020/21): £0.512
 Rates Payable: To be calculates once assed for rates purposes.
 VAT
 VAT if applicable will be charged at the standard rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

Available on request.



Highlights

**New Build Office
Accommodation**

**Self-contained
accommodation**

Dedicated car parking

**Available to Rent or
Purchase**



**If you would like to know
more please get in touch.**

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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