



4 LINNET COURT, CAWLEDGE BUSINESS PARK, ALNWICK NE66 2GD

TO LET

Gross internal area 214 sqm (2,301 sq ft)

2 Storey office building

Popular business park location

Available by way of assignment at a rent of £38,500 per annum

GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT



George F White LLP, Dean Street Arch, 22 Dean Street,
Newcastle upon Tyne, NE1 1PG



DESCRIPTION

Mid terrace two storey office building.

The ground floor comprises smaller modular office space with WC.

The first floor comprises a large open plan office space.

There are demised parking spaces to the front of the property with additional unallocated spaces in the middle of the estate.

LOCATION

The property is located in Linnet Court, in Cawledge Business Park, Alnwick, Northumberland.

Cawledge business park is in close proximity to the A1(M) and the A1068 which provides access to Alnwick town centre.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been instructed and certificate will be provided as soon as possible.

BUSINESS RATES

The rating assessments currently appearing on the Valuation List are as follows:

2017—Office and premises - £27,250

2023—Office and premises—£32,750

LEGAL COSTS

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

Terms

The property is available by way of an assignment of the existing lease which expires 5 December 2023 at a rent of £38,500 per annum. A longer term may be available if required at a rent to be agreed.

VAT

All rents and prices quoted are subject to Value Added Tax (VAT) which will be charged at the prevailing rate.

ACCOMODATION

Ground Floor	96.62 m2	1,040 sq ft
First Floor	117.18 m2	1,261 sq ft
Total	213.80 m2	2,301 sq ft

VIEWINGS

Viewings are strictly by prior appointment with George F. White.

For more information please contact:

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ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought.

All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.





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LOCATION PLAN

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