



14 Berrymoor Court, Cramlington NE23 7RZ

**TO LET
FOR SALE**

Fully Fitted Office

**2,335 Sq Ft
(217 Sq M)**

DESCRIPTION

The property is a modern two storey self contained office benefiting from an open plan space to the ground floor with break out space, working snug and meeting room. The first floor provides open plan office space with a private office. The office has been fitted out to a good standard and benefits from a modern fully glazed reception, raised access flooring, recessed LED lighting and air conditioning. All existing furniture included within the letting. The property benefits from 14 private car parking spaces.

- ✓ Located on a popular out of town business park
- ✓ Fully fitted office
- ✓ 14 car parking spaces
- ✓ Prominent location
- ✓ Good road links to the A19 and A1(M)
- ✓ Quoting £35,000 per annum



LOCATION

The subject property is located on Berrymoor Court, within Northumberland Business Park which is home to an array of local and national occupiers. Road links are good, with three of the regions most prominent roads situated within the vicinity being the A1 (M), the A19 and the A189.

ACCOMMODATION

| Net Internal Areas | sq ft | sq m |
|--------------------|--------------|------------|
| Ground floor | 1,089 | 101 |
| First floor | 1,246 | 116 |
| Total | 2,335 | 217 |

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

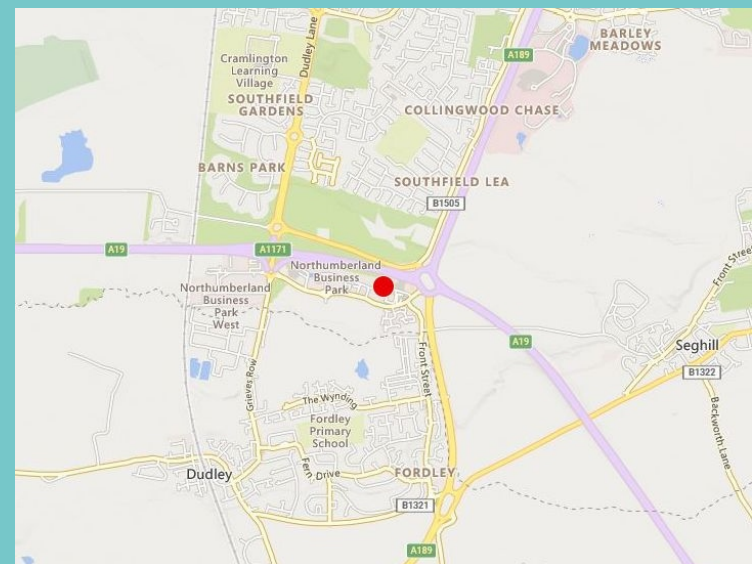
BUSINESS RATES

Rateable Value - £20,750

TERMS

£35,000 per annum. Alternatively our clients will consider a sale of the property at a price of £450,000.

EPC B



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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