

TO LET

Office Suites - All inclusive rents

Manor Walks Shopping Centre
Cramlington
Northumberland
NE23 6UT



Location

The accommodation is located within Manor Walks Shopping Centre with separate private access from the southern car park. The shopping Centre is located approximately 0.5 mile south west of Cramlington Village. Newcastle upon Tyne is located approximately 9 miles south of Cramlington. The Centre has excellent links throughout the region by way of both A19 and A1.

Manor Walks benefits from frequent bus services to and from surrounding areas including Newcastle, Morpeth, Blyth and Bedlington.

Manor Walks is home to national retailers including Boots, New Look, Dorothy Perkins, Wilkinsons, Phones4U, HSBC, Sainsburys and ASDA.

The offices are also in close proximity to the leisure facilities available at Vue Cinema, Concordia Leisure Centre and further amenities at Westmorland Retail Park.

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Retail
Development
Industrial
Investment
Office

T 0191 232 7030



Hadrian House, Higham Place,
Newcastle upon Tyne, NE1 8AF
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Description

There is a range of suites available to accommodate organisations of all sizes.

The office specification incorporates:

- Suspended ceilings
- Carpeted floors
- Perimeter trunking
- Electric heating
- Shared kitchen
- Lift access to all floors
- Male, female and disabled WC's

Terms

The units are available separately or as multiple units by way of a tenancy agreement at £12 per ft² inclusive of service charge and insurance.

Schedule of Accommodation

Dudley Court

	m ²	ft ²
Suite 8 & 9	74.69	804
Suite 5,6,7	108.79	1,171
Suite 10 & 11	66.15	712
Suite 12	40.87	440
Suite 22 & 23	83.71	901
Suite 24,25 & 26	136.85	1,473
Suite 35-40 & 48-52	347.63	3,688

*Small businesses may be entitled to business rates relief and should contact the local authority in this regard.

Craster Court & Northumbria House

	m ²	ft ²
Office 1 Northumbria House	1,167.70	12,569
Office 2 Northumbria House	498.24	5,363
Suite 2 Craster Court	846.53	9,112
Suite 4B Craster Court	293.57	3,160
Suite 6 Craster Court	440.27	4,739

Rateable Value

Interested parties are advised to make their own enquiries with the local authority.

Legal Costs

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

EPC

An EPC is available upon request.

VAT

VAT will be chargeable where applicable.

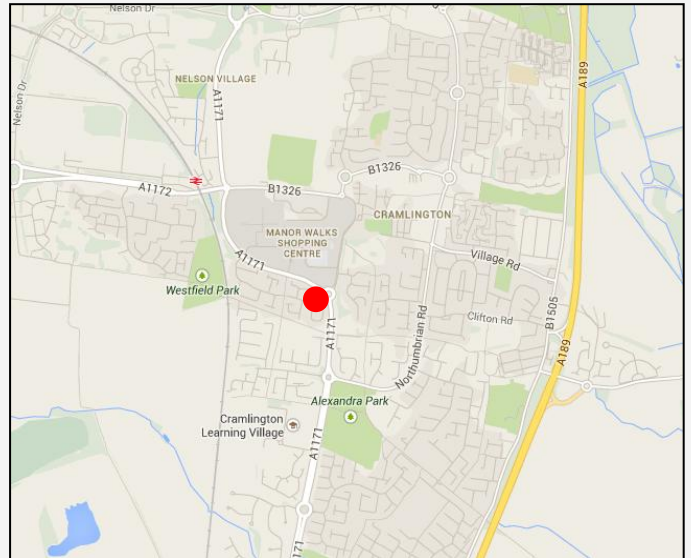
Further Information

For general enquiries and viewing arrangements contact James Fletcher or Simon Taylor, on 0191 232 7030 or email jamesfletcher@naylor.co.uk or simontaylor@naylor.co.uk

Naylor's Instructions

You may search our company website www.naylor.co.uk for details of our current instructions.

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