



Office Accommodation

3,345 – 10,070 ft² (311 – 936 m²)

- Modern Offices
- Established Business Park location
- Air conditioning
- Fully fitted
- New lease
- Available floor by floor

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TO LET

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

Location

Northumberland Business Park is adjacent to the A19 which provides direct access to the A (3 minutes drive), with quick and efficient road links to the city centre and rest of the region.

Description

Unit 2 is a three-story modern detached building at the front of the Business Park. The property is brick built on three floors to a top specification.

The property has the following specification:

- Air conditioning
- LED light fittings
- Raised floors
- Kitchen on each floor
- Glazed partitions
- Break out area
- Passenger lift

There are 40 car parking spaces with the building.

Accommodation

The property comprises the following net internal areas:

	M ²	Ft ²
Second Floor	313	3,365
First Floor	312	3,360
Ground Floor	311	3,345
Total	936	10,070

Term

The property is available to let on a full repairing and insuring terms for a term of years to be agreed.

Rent

The quoting rent is £10.50 psf exclusive of VAT, rates and service charge.

Service Charge

A service charge will be required if the building is let on a floor-by-floor basis.

Business Rates

According to the VOA website, the current Rateable Value is £94,500 giving rates payable of £48,384 (£4.80psf). If the building is let on a floor-by-floor basis the building will need to be reassessed.

EPC

C 58.

Legal Costs

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

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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