

## TO LET

Telford Court , Morpeth,  
Northumberland, NE61 2DB



### Office Accomodation

936 Sq Ft (86.95 Sq M)

- Incentives available
- Self-contained office suites
- On site car parking
- Modern accommodation

For further information please contact:

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### Location

Telford Court is located on the outskirts of Morpeth, a historic market town in Northumberland. It lies approximately 1 mile south of the town centre.

The accommodation benefits from being within walking distance of Morpeth train station where trains run frequently to Newcastle City Centre. The offices front the A197 and are located approximately 1.5 miles east of the A1 which provides links to the wider region and to the north and south of the country.

### Description

The subject offices comprise two double storey buildings made up of 16 suites.

The suites have the benefit of the following specification:

- Carpeted flooring
- Gas central heating
- W/Cs
- Kitchenettes
- EPC ratings C-D
- 5 parking spaces per unit
- LED Lighting
- Perimeter trunking

### EPC

The properties have ratings of:

- Units 10 – C(52)
- Unit 11 – C(74)
- Unit 15 – C(52)

### Accommodation

The property has been measured and comprises of the following floor areas:

	Sq Ft	Sq M
Suite 10	936	87
Suite 11	936	87
Suite 15	936	87

### Rent

£1,148 Per Month all inclusive rent.

### Service Charge

The maintenance rent for the upkeep of the estate is £0.70 per square foot exclusive. Building insurance is included in the maintenance rent.

### Rateable Value

Available on application

### Legal Costs

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

### VAT

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

### 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.

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