



Unit 13 Merchant Court Freeman Way, North Seaton, NE63 0YB



Available 1st August 2025

DESCRIPTION

- Internal WC.
- Onsite parking.
- 1605 sq ft unit
- Located in fully let industrial estate

QUOTING RENT

£11,235 + VAT Per annum

SERVICE CHARGE

Service Charge payable is £2500 Per Annum +VAT.
This covers general maintenance of the estate.

LEASE TERMS

Minimum term of 3 Years Internal repair and insuring .

RATING

D Rating

INSURANCE

The Landlord will insure the building, with premium to be recovered from the Tenant. The current Insurance Rent contribution for the previous Insurance Year (1st April 2024 – 31st March 2025) is £239.76per annum + VAT. Please be advised that the new 2024-2025 charges have not been finalised yet and therefore this amount is likely to change.



ALL ENQUIRIES

Please direct all enquiries to the
Commercial team on the below:

commercial@advancenorthumberland.co
.uk

01670 528460
