To Let
First Floor, Davison House
Sanderson Arcade
Morpeth
Northumberland, NE61 1NS

Office Premises
23.8 sq m (256 sq ft)

- Modern office
- Close proximity to parking

BNP Paribas Real Estate One Trinity Gardens, Broad Chare, Newcastle upon Tyne, NE1 2HF
Tel: +44 (0) 191 232 8127 Fax: +44 (0) 191 232 0944

www.realestate.bnpparibas.co.uk

Location

Morpeth is a busy market town located within easy reach of the A1 and is situated approximately 10 miles to the north of Newcastle. The accommodation is located within the recently developed Sanderson Arcade Shopping Centre anchored by Marks and Spencer. Neighbouring occupiers include Handelsbanken, Castle Chiropractic and The Wellness Centre.

Description

The accommodation comprises first floor office space within a two storey building above Sanderson Arcade retail units. The accommodation is accessed via a designated shared entrance facing onto the courtyard with secure access.

The accommodation is fully carpeted throughout with double glazed windows, a suspended ceiling with LG7 lighting, fully carpeted throughout, and benefits from access via stairs or a nine person passenger lift.

Services

The property benefits from all main services.

Energy Performance Certificate

To be supplied upon request

Rateable Value

The office accommodation should be exempt from Rates due to its size.

Terms

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£4,000 per annum exclusive.

Service Charge

A service charge is recoverable from the Tenant for the internal and external maintenance of the property together with the upkeep of the common areas and utilities used in common. Further details on application.

VAT

All figures within these terms are exclusive of VAT where chargeable.

Legal Costs

Each party is responsible for their own legal costs incurred within this transaction.

Contact Details, Viewing and Further Information

Strictly by prior appointment via sole agents BNP Paribas Real Estate

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Subject to Contract
August 2017

School

otterybank Wood

The Mount

Farcy Holes

The B Hol

Stobs Ford

Boreh

ERY BANK

DOGGER BANK

B6343

A192

NEWGATE STREET

COTTINGWOOD LANE

DAWSONS PL

Coun Offs

KINGS AVENUE

DE MERLEY ROAD

HOOD STREET

NORTHLANDS RD

THORP AVENUE

MORRISON RD

FENWICK GROVE

HOWARD RD

PW

COPPER CHARE

WELL WAY

PW

Horse Hole

St Mark's Street

HOLLON STREET

Bakehouse Steps

MANCHESTER S

LUMSDEN S

DACRE ST

DACRE ST

DARK LANE

Bus Sta

PW

PW

CHALLONE

R'S GDNS

PO

PW

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STAITHES LANE

AUBURN PL

OLDGATE

A192

BRIDGE STREET

BRIDGE

ST

PW

DAMSIDE

WELLWOOD GDNS

HOUSE LANE

GAS

Amb Sta

Liby

Car Park

A197

BENNETT'S WALK

CURLY KEWS

MATHESONS GARDENS

PRETORIA AVENUE

Govt Offs

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WHALEBONE LANE

New Market

CARLISLE VIEW

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A192

PW

HILL GATE

GOOSE HILL

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ALEXANDRA ROAD

WEST GR

Castle Wood

Pav

Haw Hill

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Allery Banks

Carlisle Park

BOTS WAY

CLARKS

FIELD

CASTLE CLOSE

CHURCH WALK

CASTLE WALK

CASTLE BANK A192

BANKSIDE

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MEADOWS

WEST PARK

POSTERN CRESCEN

DUNCAN GARDENS

BLUEBELL RISE

CASTLE WALK

HIGH PARK

A197 A197

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STOB HILL VILLAS

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High Church

HIGH PARK DRIVE

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