



To Let - Unit 6b, First Floor, Owen House Sanderson Arcade Morpeth Northumberland, NE61 1NS

Office Premises

98 sq. m (1,054 sq. ft.)



- Modern office
- Close proximity to parking
- Fully Air Conditioned

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 & Spencer.

Description

The accommodation comprises first floor office space within a two storey building above Sanderson Arcade retail units.

The office space is accessed via a designated secure shared entrance and benefits from access via stairs or a nine-person passenger lift.

The accommodation is fully carpeted throughout with double glazed windows, plastered ceiling with LED lighting and air conditioning.

There is a kitchenette and dedicated WCs within the suite.

Accommodation

The office suite provides a total net internal area of 98 sq. m. (1,054 sq. ft.).

Services

The property benefits from all main services, as well as air conditioning throughout.

Energy Performance Certificate

To be supplied upon request.

Rateable Value

The property will need to be reassessed upon occupation.

Terms

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

Rent

£15,810 per annum exclusive (£15.00 per sq. ft.)

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:-

Aidan Baker
aidan.baker@bnpparibas.com
+44 (0) 191 227 5737

John Routledge
john.routledge@bnpparibas.com
+44 (0) 191 227 5714

Subject to Contract 17 November 2021

Floor plan





