



14 Ellington Business Centre, Ellington, NE61 5HB
£48 Per Week

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The property is located at Ellington Business Centre in Ellington, Northumberland on the north east coast of England.

The property is a serviced office suite contained within Ellington Business Centre.

The unit has an intercom entry system, a parking space and use of communal facilities.

LOCATION

The property is located at Ellington Business Centre in Ellington, Northumberland, on the North East coast of England. The location lies approximately 17.5 miles north of Newcastle, 6 miles north east of Morpeth and 3 miles north of Ashington.

Ellington Business Centre is situated on the south west side of Lynemouth Road on the southern fringe of the village. New residential development is being constructed around the centre and a new Co-Op convenience store is nearby.

DESCRIPTION

The property is a serviced office suite contained within Ellington Business Centre. Internal finishes within the office are modern, including a suspended panel ceiling.

The unit has an intercom entry system, a parking space and use of communal facilities. These include a main entrance area, toilets (including disabled) and kitchen facility.

Maintenance of the common areas, utilities and management charges are covered within a service charge.

ACCOMMODATION

Office Suite

14.4 sqm (155 sqft)

SERVICES

All mains services are connected to the property. Utilities costs are included in service charges.

RATING LIABILITY

19 June 2025 to present - £1,100

from 1 April 2026 - £1,475

TENURE

The property is available by way of a 2 year lease.

RENT

£1,550 per annum

SERVICE CHARGE

The property is subject to a service charge in respect of upkeep and maintenance of common areas. Service charge is £930 Per Annum and is reviewed annually in April. There is also £50 P/A contribution to buildings insurance.

ENERGY PERFORMANCE

The property currently has a rating of 88D.

LEGAL COSTS

Each party will be responsible for their own costs in this transaction.

MONEY LAUNDERING OBLIGATIONS

In accordance with the Anti-Money Laundering Regulations the Tenant will be required to provide two forms of identification and proof of the source of income.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

Our Services

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18 Northumberland Square, North Shields, NE30 1PX

T. 0191 2571253 | E. sales@rajackson.co.uk

www.rajackson.co.uk

