

To Let

16



## Unit 16 Merchant Court

Freeman Way, North Seaton, NE63 0YH

 naylor's

# To Let

## Industrial Unit

1609 Sq Ft (144.81 Sq M)

- Available now
- Modern units
- Onsite parking
- 24 hour access

### Location

The unit is located within the well-known Merchant Court, Freeman Way, North Seaton. The estate offers versatile accommodation which appeals to a range of small and medium sized businesses. The unit benefits from an extensive common service yard incorporating customer / staff parking and loading areas. The estate offers excellent road access to the A189 as well as public transport rail and bus links serving Northumberland and areas further afield.

### Description

The property is of steel portal frame construction with blockwork to dado level and cladding above. The unit contains an insulated roller door.

The unit benefits from LED lighting, concrete floor. It also contains a W.C. Externally the unit benefits from ample estate parking.

### Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) and comprises the following areas:

**Unit 16**     **1,609 sq ft** (144.81 sq m)

### Terms

The unit is available on a new internal repairing and insuring lease for a term to be agreed with a minimum term of 3 years.

### Rent

£11,265 per annum plus VAT subject to a fixed annual 3% uplift.

### Service Charge

£883.08 per annum plus VAT which covers general maintenance of the estate.

### Insurance

The landlord will insure the building, with the premium recovered from the tenant. The current insurance rent contribution for the previous insurance year (1 April 2025 – 31 March 2026) is £228.18 per annum plus VAT.

### EPC

C rating.

### Rateable Value

The rateable value is £10,250 (April 2026).

### 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 Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





**For further information please contact:**

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