

OFFICE TO LET

Unit 45-46 Apex Business Village,
Cramlington, NE23 7BF

- Ground floor office
- Established business estate
- Total size of 130.76m² (1,407ft²)
- Available by way of a new lease
- EPC Rating B45
- May be suitable for a variety of uses STPP

Rent of £15,000 per annum

BradleyHall



LOCATION

The subject property is located within Apex Business Village, a popular and established business park, adjacent to Northumberland Business Park and with local and national occupiers including Northumbria Police Federation, Browell Smith & Co, Eurodrive Motor Finance and Veolia.

Apex Business Village is prominently located next to the A19 and A189 roundabout, providing access throughout the region and to the A1(M).

The property is situated 2.2 miles south of Cramlington, 8 miles north of Newcastle upon Tyne city centre and 10 miles north of Morpeth.

DESCRIPTION

The subject property is the ground floor office of a two-storey, high specification office building in a landscaped setting. The property benefits from full electric heating, double glazing throughout, suspended ceilings, LED lighting, electrically operated security shutters to ground floor, intruder alarm system and fob entry system.

The subject property comprises open plan office with 3 glass partitioned office suites, a tea point and shared male and female WC's.

Externally there are 4 allocated bays and visitor bays on site.

ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

Ground Floor	130.76m ²	1,407ft ²
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RATING ASSESSMENT

Interested parties should confirm the current position with the Local Authority.

TERMS

The property is available by way of a new lease with terms to be agreed at £15,000 (Fifteen Thousand Pounds) per annum.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.



Car parking allocated
Situating on Apex
Business Village
0.2 miles from
McDonalds
0.2 miles from
Premier Inn,
Cramlington
0.2 miles from Co-Op
Petrol Station



0.5 miles from A19
2.5 miles from A1 (M)



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.