

For Sale



18 Apex Business Village

Annitsford, Cramlington, NE23 7BF

 **naylors**

For Sale

Modern Office Accommodation

1,465 Sq Ft (136.19 Sq M)

- Self-contained unit
- Freehold Purchase
- Demised Car Parking Spaces
- Presented in Excellent Condition
- Established Location

Location

The property is located in Apex Business Village which is situated approximately 7.5 miles North of Newcastle upon Tyne. It is ideally placed near the intersection of the A1 and the A19 junction offering good transport links.

As with most modern business parks the property also benefits from several local bus routes and local amenities such as ASDA express, The New Moor Farm, McDonalds and Premier Inn.

Description

The property comprises a well-presented, self-contained office building arranged over ground and first floors.

The ground floor provides a welcoming reception area, open-plan office accommodation, a partitioned meeting room with sink facilities, and two WC facilities, including a fully accessible WC. The first floor offers additional open-plan office space together with a fitted kitchenette.

The unit is finished to a high standard throughout, and benefits from a modern specification including LED lighting, creating a bright and professional working environment. A particular benefit of the property is the provision of four dedicated car parking spaces.

Accommodation

The property has been measured and comprises the following NIA areas:

Ground Floor	732 sq ft	(68.06 sq m)
First Floor	733 sq ft	(68.13 sq m)

TOTAL	1,465 sqft	(136.19 sq m)
--------------	-------------------	----------------------

Price

£190,000

Tenure

Freehold

Estate Charge

More information provided on request.

EPC

The property has a rating of D (99).

Rateable Value

According to the Valuation Office Agency (VOA), the property has a rateable value of £14,750. Interested parties should make their own enquiries with the local authority regarding business rates and any applicable reliefs.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

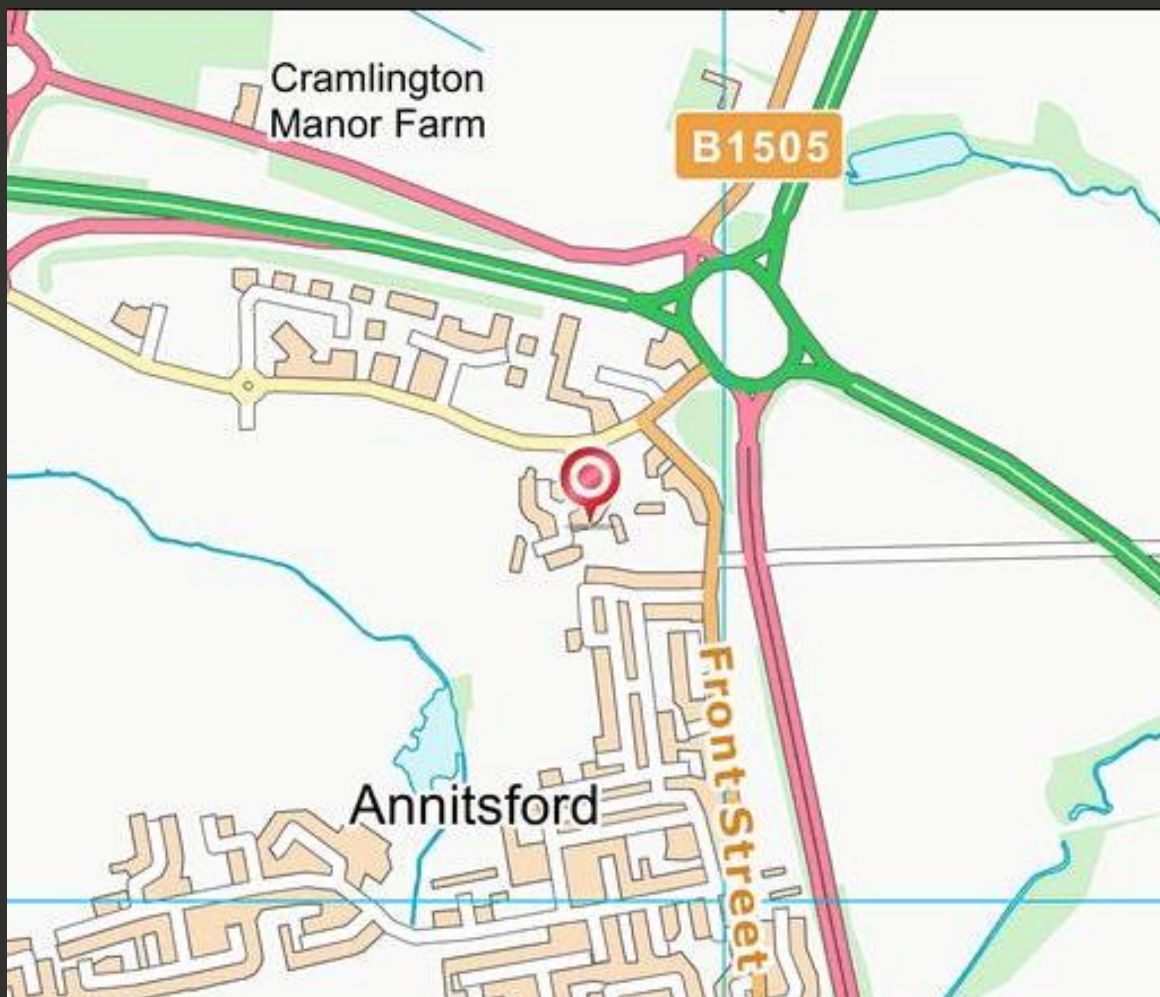
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors 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).





NAYLORS GAVIN BLACK LLP trading as NAYLORS for themselves and for the vendors and lessors of the property give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principals or employee, at NAYLORS has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

For further information please contact:

Ellie Combe
T: 07544 655 575
E: elliecombe@naylor's.co.uk

Jessica Ross
T: 07702 528 881
E: jessicaross@naylor's.co.uk



Naylor's
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylor's.co.uk