

# Lee Moor Business Park

PROPERTY TYPE	PROPERTY SIZE	PROPERTY LEASE COST
Industrial / Offices	474 - 4,125 sq ft (44.0 - 383.2 Sq. M)	POA



The Business Park comprises traditional stone built office units over ground and first floors, providing cellular office accommodation, together with WC facilities and a kitchen. There are a number of office units to be used for a variety of different uses.

Studio space was created in 2014 with the fit-out to a high specification. Please see Farm Studio property page.

The site has ample car parking to be utilised.

## Primary contact

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## Key features

- Mixed use office space
- High spec fit-out
- Ample car parking
- Great transport links

## Property gallery



## Location

- Lee Moor is located 4.4 miles from Alnwick Town Centre accessible via the B6346 or via Alnwick Town Centre.
- The A1 provides direct access to Edinburgh and beyond to the North, and Newcastle upon-Tyne in the South.
- The nearest mainline station is Alnmouth approximately 3 miles to the East.



## Rent & Accommodation

Unit	Use	Size (sq. m)	Size (sq. ft)	Rent (per annum)	Rent (per month)
2D	Office/Storage	28.52	307	£4,298	£358.16
2E	Office/Storage	56.48	608	£8,512	£709.33
3A	Office/Storage	61.78	665	£9,310	£775.83
8	Office/Storage	70.51	759	£10,626	£885.50

Rents payable are inclusive of rent, service charge, building insurance, utilities.

## Lease Terms

The properties are available to lease as whole by way of an Effective Full Repairing and Insuring lease for a term to be agreed (flexibility considered).

## Service Charge

A service charge is payable in addition to principle rent which is included within the annual/monthly figures stated above.

## Business Rates

Interested parties should make their own enquiries direct from the relevant local authority.

## VAT

All quoted figures are exclusive of VAT where chargeable.

## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with any transaction.

## Viewings

Viewings are available strictly by appointment via Northumberland Estates or their appointed agents.

### **Abbie Curtis**

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