

For Sale



17a Ramparts Business Park

Windmill Way, Berwick, TD15 1TB

 **naylors**

For Sale

Self-Contained Office

2,511 Sq Ft (233.31 Sq M)

- Strategic Business Park location
- Close proximity to the A1
- Attractive offices
- Good car parking provision



Location

Ramparts Business Park occupies a prominent position adjacent to the A1, just to the north of Berwick upon Tweed. The park benefits from close proximity to a Starbucks drive thru, Aldi supermarket, Morrisons supermarket and petrol filling station, with a full range of amenities available within Berwick town centre.

Berwick is situated approximately equidistant between Edinburgh to the north and Newcastle upon Tyne to the south, and is served by the East Coast Main Line, providing regular rail services, including direct connections to London.

Description

The property is in good condition, with the ground floor having been recently refurbished. It provides accommodation over both ground and first floors, with WC and kitchen facilities located on the ground floor.

The property also benefits from an attractive entrance/reception area and offers a good provision of on-site parking.

Accommodation

The property comprises the following net internal areas:

First Floor:	1,270 sq ft	(118 sq m)
Ground Floor:	1,241 sq ft	(115.31 sq m)
Total	2,511 sq ft	(233.31 sq m)

Tenure

The property is available on a long leasehold basis, having been granted for a term of 125 years commencing in 2008.

The property currently has a tenant in situ on the first floor so has a rental income of £8,798 per annum, there lease expired in November 2025 therefore are holding over.

Sale Price

Offers over £175,000 plus VAT.

Service Charge

There is a service charge payable for the property, the current budget for January 2026 to December 2026 is £1,035.40 per annum.

Rateable Value

According to the VOA the property has the following rateable Value:

Ground Floor - £8,300

First Floor - £9,400

We recommend all interested parties to contact the local council for further information on Business Rates.

EPC

The property has an EPC rating of C (52).

Legal Costs

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

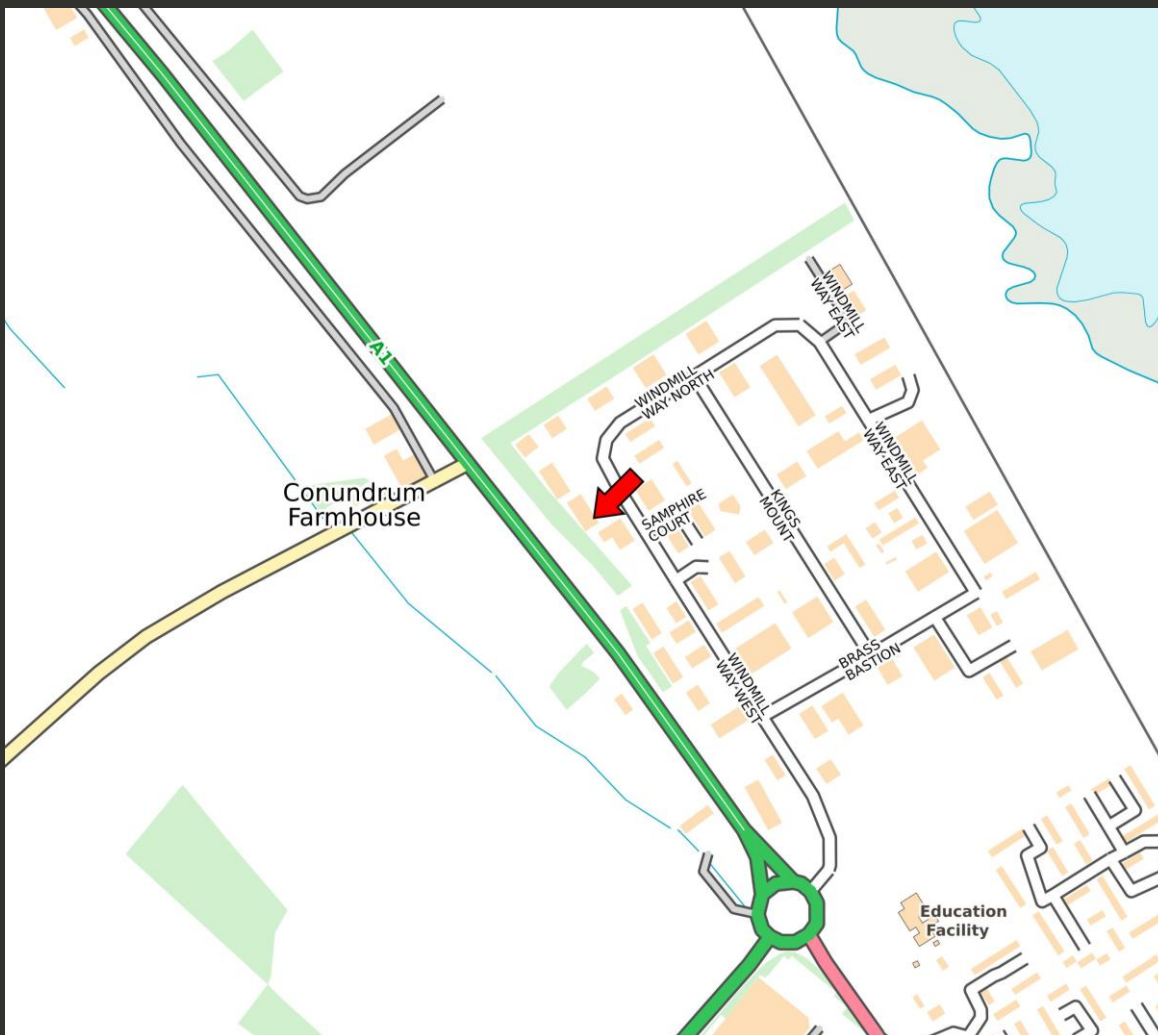
VAT

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 purchaser(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 Gavin Black LLP 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.co.uk

Jessica Ross
T: 07702 528 881
E: jessicaross@naylor.co.uk



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

T: +44 (0)191 232 7030
naylor.co.uk