



For Sale / To Let

17 Berrymoor Court, Northumberland Business Park,
Cramlington, North East, NE23 7RZ

1,410 - 3,325 SqFt (131.01 - 308.91 SqM)



Location

Cramlington is a former new town located in the south east of Northumberland. The town is around 10 miles to the north of Newcastle upon Tyne, 8 miles to the south of Ashington and 4 miles to the south west of Blyth.

According to the 2011 census the resident population of the town is 20,413. Road communication links are excellent with the junction of the A19 and A1 being within 2 miles to the south west of the town centre. These are the two main trunk roads through the north east and give access to the regional and national road networks. Newcastle International Airport is within 15 minutes' drive time.

Cramlington is on the main east coast railway line and there is a commuter station for Newcastle upon Tyne where there are links to London in under 3 hours and to the rest of the UK.

Description

New build two storey self-contained office building with car parking located on well established business park.

Accommodation

| Floor | Sq ft | Sq m |
|--------------|-------------|---------------|
| Ground Floor | 1915 | 177.90 |
| First Floor | 1410 | 131.01 |
| Total | 3325 | 308.91 |

The properties will comprise a new build two storey semi-detached office building. We understand the building is being constructed of brick elevations with a hipped pan tile roof covering. Internally the accommodation provides a ground

floor reception area/foyer with a staircase leading to the first floor. There are separate male and disabled/female WCs and a kitchen off the reception areas.

In 17 Berrymoor Court the reception area leads to a rectangular shaped office on the ground floor which in turn leads to a further rectangular shaped store area

extension.

The first floor accommodation provides further office accommodation.

Tenure

Freehold or Leasehold on a new full repairing and insuring lease for a term of years to be agreed.

Price

£425,000 for the freehold

£41,000 per annum exclusive - rent

Business Rates

We understand that the property is assessed as follows:

Rateable value: To be assessed

UBR (2021/22): £0.512

Rates Payable: To be confirmed once assessed for rates purposes

VAT

VAT if applicable will be charged at the standard rate.

Legal Costs

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

EPC

Available on request.



Highlights

New Build Office Building

**Self-contained
Accommodation**

Dedicated Car Parking

**Available to purchase or
rent**



If you would like to know more please get in touch.

Tony Wordsworth

0191 269 0508

07785 916 936

tony.wordsworth@avisonyoung.com

Joint Agent

Daniel Capabasso

Johnson Tucker

0796 861 8948

0121 236 8236

avisonyoung.co.uk

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

12 July 2021

File No: 110246

Visit us online
avisonyoung.co.uk

© Avison Young (UK) Limited. All Rights Reserved

**AVISON
YOUNG**