



For Sale / To Let

19 Berrymoor Court, Northumberland Business Park,
Cramlington, NE23 7RZ

2,734 SqFt (253.99 SqM)

**AVISON
YOUNG**

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 west of Blyth.

According to the 2011 census the resident population of the town is 20,413.

Road 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 which give access to the regional and national road networks.

Newcastle International Airport is within 15 minutes' drive time which offers UK and european flights - London can be reached in a flight time of approximately 1 hour.

Cramlington is on the main East Coast Railway line which links directly to the main station in Newcastle city centre. From there, regular links to London King's Cross are available, with a travel of less than 3 hours.

Description

Opportunity to purchase or lease a new build two storey self-contained office building. The semi-detached office is expected to be constructed of brick elevations with a hipped span tile roof covering.

Inside, the accommodation will feature a ground floor reception area with a staircase leading to the first floor. There are separate male, female and accessible restrooms, and a kitchen off the reception areas.

The ground and first floors provide contemporary open plan space with flexibility for a variety of business types.

Accommodation

Tenure

Freehold

Price

On Application
£36,500 per annum exclusive

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
accommodation**

Self-contained

Dedicated car parking

**Available to Rent or
Purchase**



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

Tony Wordsworth

0191 269 0508

07785 916 936

tony.wordsworth@avisonyoung.com

0121 236 8236

avisonyoung.co.uk

Visit us online
avisonyoung.co.uk

© Avison Young (UK) Limited. All Rights Reserved

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.

26 March 2024

File No: 110250

**AVISON
YOUNG**