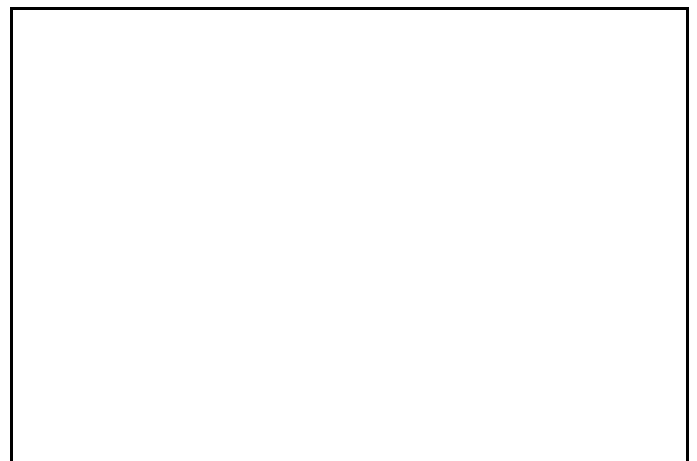
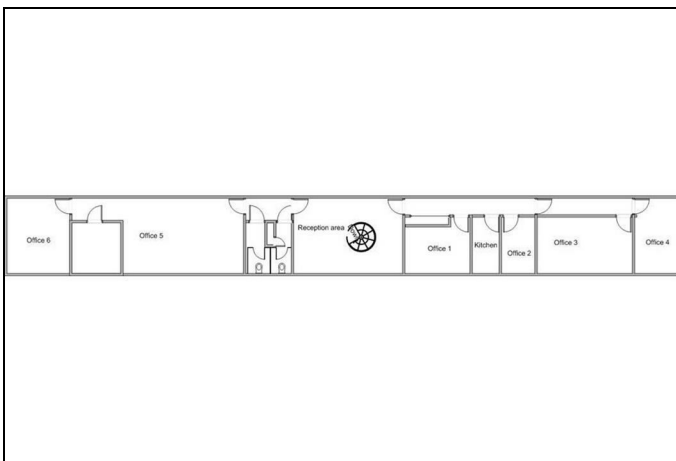


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

OFFICE SUITE STANNERS COMPLEX COOPIES LANE INDUSTRIAL ESTATE MORPETH NORTHUMBERLAND NE61 6JS



- First Floor Office Suite
- Gas Central Heating

- Car Parking
- Immediate Possession

£6,000 Per Annum (Exclusive)

OFFICE SUITE STANNERS COMPLEX COOPIES LANE INDUSTRIAL ESTATE MORPETH NORTHUMBERLAND NE61 6JS

Self contained first floor office suite located on the Coopies Lane Industrial Estate. Available with immediate vacant possession, the suite benefits from gas central heating and private car parking space.

Coopies Lane is situated to the south east of Morpeth town centre, near to Morpeth Railway Station and the A192 and A1 trunk roads.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

15'3" x 15'0" maximum (4.65 x 4.57 maximum)

With spiral staircase to first floor reception area.

FIRST FLOOR

RECEPTION AREA

22'6" x 15'1" (6.86 x 4.59)

Including spiral staircase.

OFFICE ONE

9'5" x 8'6" (2.88 x 2.58)

4.43sq.m (80sq.ft)

KITCHEN

6'4" x 10'11" (1.92 x 3.33)

6.39sq.m (69sq.ft)

Floor storage units. Stainless steel single drain sink unit. 'Redring WS7' water heater. 'Potterton Kingfisher MF' central heating boiler.

OFFICE TWO

6'4" x 10'11" (1.92 x 3.33)

6.39sq.m (69sq.ft)

OFFICE THREE

19'4" x 10'11" (5.90 x 3.33)

19.65sq.m (211sq.ft)

OFFICE FOUR

9'4" x 15'3" (2.85 x 4.65)

13.25sq.m (142sq.ft)

OFFICE FIVE

35'10" x 15'1" (10.93 x 4.60)

50.28sq.m (541sq.ft)

Including storage area of 2.98m x 3.1m

OFFICE SIX

9'4" x 15'3" (2.85 x 4.65)

13.25sq.m (142sq.ft)

MALE/FEMALE W.C'S

EXTERNAL

CAR PARKING

GROSS INTERNAL FLOOR AREA

112 metres squared (1200 square feet or thereabouts).

RATEABLE VALUE

£3,330

LEASE TERMS

Rent: £6,000 per annum

Lease terms negotiable subject to 5 yearly rent reviews.

Ingoing Tenant to be responsible for the Landlords reasonable legal costs and liabilities appertaining to the alarm system.

OFFICE SUITE STANNERS COMPLEX COOPIES LANE INDUSTRIAL ESTATE MORPETH NORTHUMBERLAND NE61 6JS

VIEWING

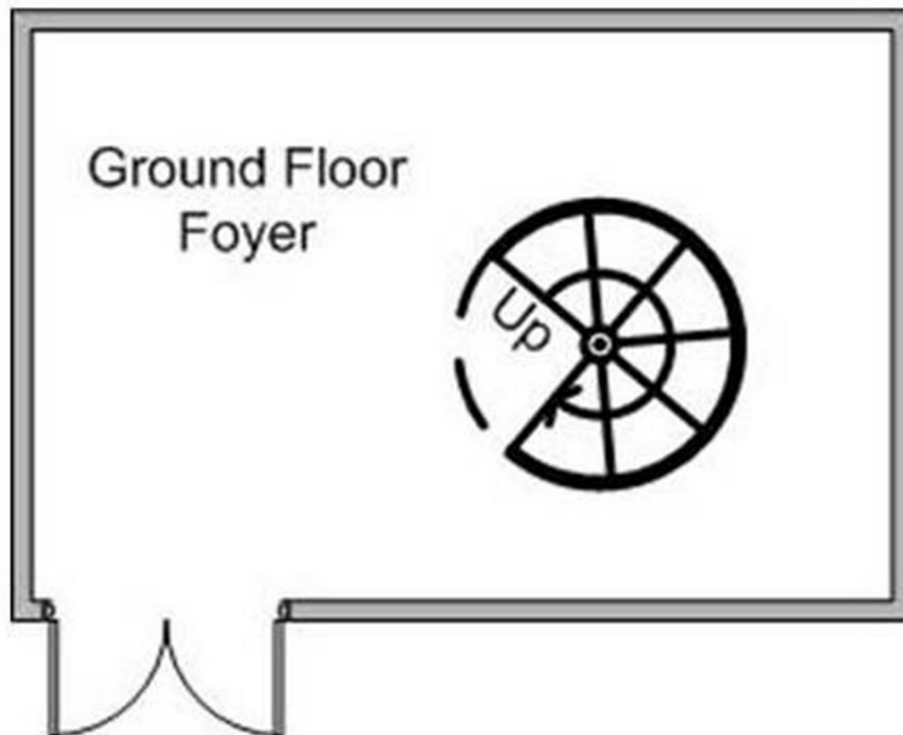
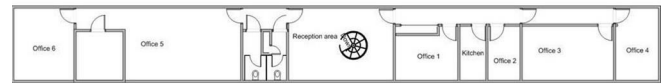
Strictly by appointment through our Morpeth Office (01670) 513533 - option 2.

GROUND FLOOR PLAN


Not to scale - for illustration purposes only.

FIRST FLOOR PLAN


Not to scale - for illustration purposes only.

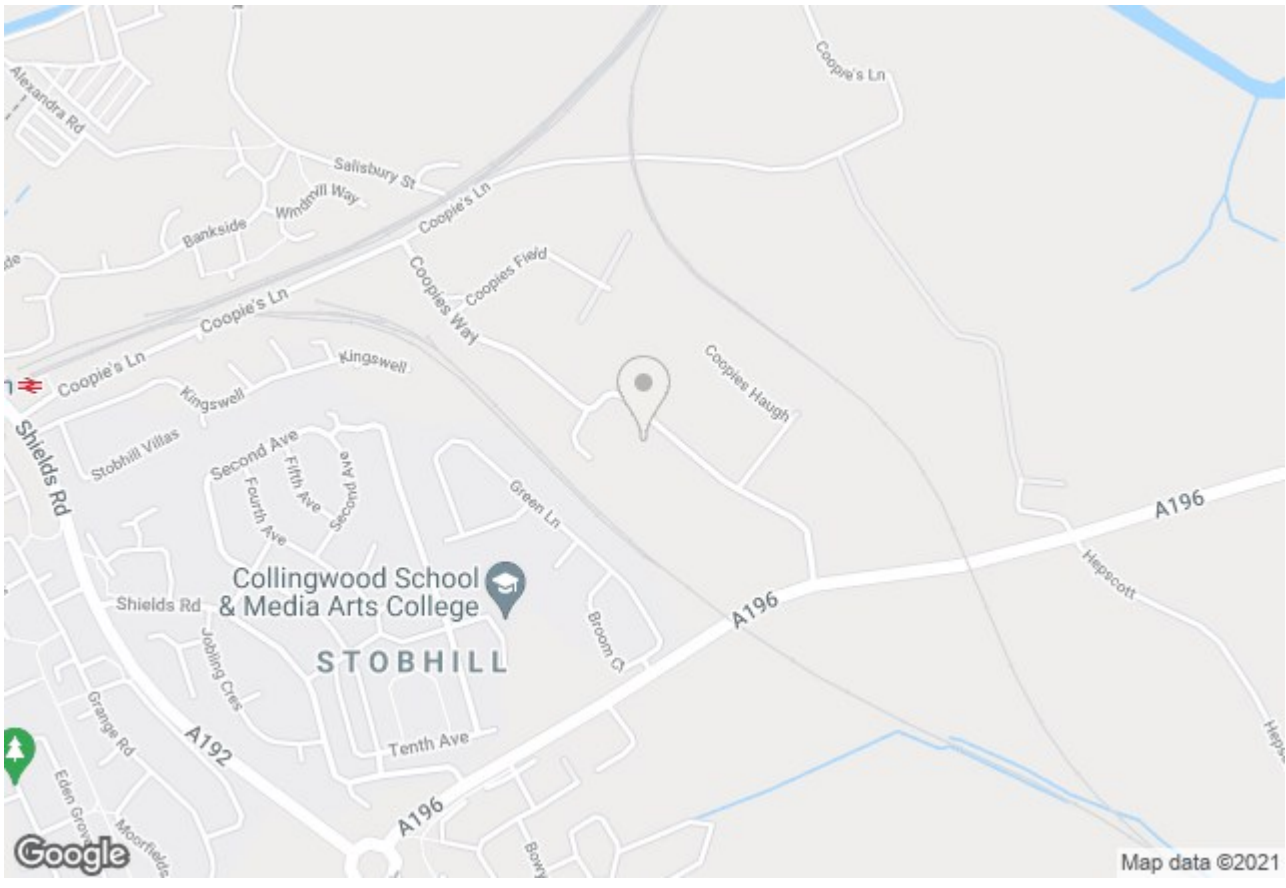


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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