

Self-contained Office

To Let

Cramlington

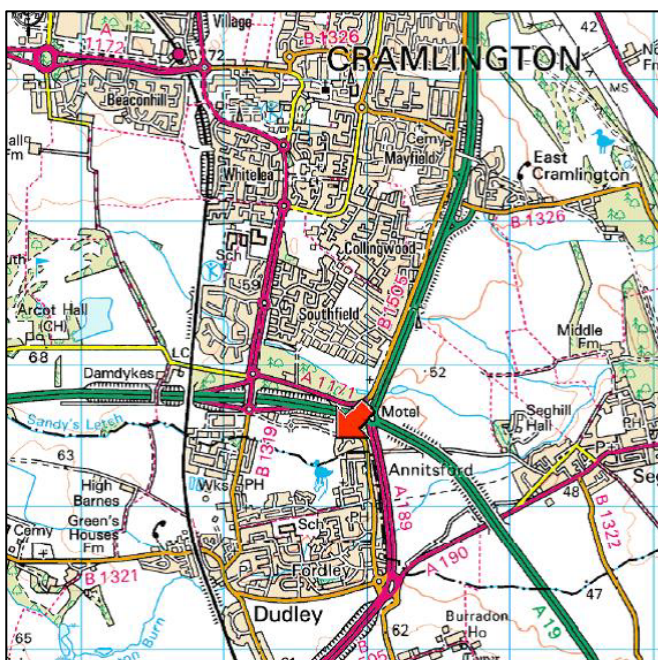
1,237 Sq Ft (114.90 SqM)

Unit 27 Apex Business Village, Annitsford,
Cramlington, NE23 7BF

LOCATION

Apex Business Village is located approximately 1½ miles to the south of Cramlington town centre and six miles north of Newcastle upon Tyne City Centre. The development itself adjoins the Northumberland Business Park site and is located within close proximity to Moor Farm roundabout on the A189/A19 and in turn benefits from easy access to the A1.

The property is situated in a terrace of five office buildings which face the main estate road, towards the rear of the Apex Business Village development.



DESCRIPTION

The property comprises office accommodation across ground and first floor within a building of steel frame construction beneath a pitched tile covered roof. The unit is set in a development of 47 units laid out in a village setting with high quality landscaping and 4 designated car parking bays per unit.

The building provides good quality office accommodation offering a combination of amenities. Internally there is a full height fully glazed entrance foyer leading to the ground floor accommodation, W/C's and stairs to the first floor.

The property has the following specification:

- Carpet tile covered floor
- Suspended ceilings with Category II lighting
- Kitchenette facilities
- Male and female WC's
- Fully alarmed
- Ultrafast broadband capabilities (330Mbps download/ 50MBps upload)
- 3 compartment dado trunking
- Electric roller shutters to front and rear

TENURE

Leasehold

VAT

All prices quoted are excluding, but may be liable to VAT.



ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement Professional Statement - IPMS 3 and approximate floor areas are as follows:

	Sq m	Sq ft
Ground Floor	54.55	587
First Floor	60.35	650
Total	114.90	1,237

LEASE TERMS

The unit is available to let on a new lease for a term of years to be agreed on full repairing and insuring terms.

RENT

The property is available to let at an asking rent of £15,000 per annum exclusive of business rates, estate charge and all other outgoings.

RATES

The unit is assessed for business rates as follows:

Unit 27 – GND FLR

Rateable Value (2026 List): £7,600

Rates Payable 2026/27: £0

Unit 27 – 1ST FLR

Rateable Value (2026 List): £8,000

Rates Payable 2026/27: £0

The Rates Payable has been calculated on the basis that the ingoing tenant will be entitled to Small Business Rates Relief. We advise interested parties to contact the Local Billing Authority for verification of this entitlement.



LEGAL COSTS

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

ENERGY PERFORMANCE

The property's current energy performance rating is 'B' (45). A copy of the EPC is available to interested parties upon request.

VIEWINGS

For viewings or further information please contact:

Andrew Chandler on 0191 229 9714 or by email:

Andrew.Chandler@dunlophewood.com

SUBJECT TO CONTRACT

IMPORTANT NOTICE

Dunlop Heywood gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.