

Lee Moor Business Park

PROPERTY TYPE	PROPERTY SIZE	PROPERTY LEASE COST
Industrial / Offices	474 - 4,125 sq ft (44.0 - 383.2 Sq. M)	POA



The Business Park comprises traditional stone built office units over ground and first floors, providing cellular office accommodation, together with WC facilities and a kitchen. There are a number of office units to be used for a variety of different uses.

Studio space was created in 2014 with the fit-out to a high specification. Please see Farm Studio property page.

The site has ample car parking to be utilised.

Primary contact

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Key features

- Mixed use office space
- High spec fit-out
- Ample car parking
- Great transport links

Property gallery



Location

- Lee Moor is located 4.4 miles from Alnwick Town Centre accessible via the B6346 or via Alnwick Town Centre.
- The A1 provides direct access to Edinburgh and beyond to the North, and Newcastle upon-Tyne in the South.
- The nearest mainline station is Alnmouth approximately 3 miles to the East.



Rent & Accommodation

Unit	Use	Size (sq. m)	Size (sq. ft)	Rent (per annum)	Rent (per month)
2D	Office/Storage	28.52	307	£4,298	£358.16
2E	Office/Storage	56.48	608	£8,512	£709.33
3A	Office/Storage	61.78	665	£9,310	£775.83
8	Office/Storage	70.51	759	£10,626	£885.50

Rents payable are inclusive of rent, service charge, building insurance, utilities.

Lease Terms

The properties are available to lease as whole by way of an Effective Full Repairing and Insuring lease for a term to be agreed (flexibility considered).

Service Charge

A service charge is payable in addition to principle rent which is included within the annual/monthly figures stated above.

Business Rates

Interested parties should make their own enquiries direct from the relevant local authority.

VAT

All quoted figures are exclusive of VAT where chargeable.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with any transaction.

Viewings

Viewings are available strictly by appointment via Northumberland Estates or their appointed agents.

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