

To Let



To Let

- 1605 sq ft office space
- Available
- WC
- Parking onsite
- Popular location

DESCRIPTION

The property comprises a modern industrial unit extending to approximately 1,605 sq ft, situated within the established Merchant Court Industrial Estate, Ashington. The unit benefits from an electric roller shutter door, WC facilities, and on site parking.

The accommodation provides flexible industrial, workshop or storage space suitable for a variety of business occupiers. Motor trade uses will not be permitted. The unit is situated within a well maintained commercial estate and offers practical accommodation in a convenient and accessible location.

Location

Merchant Court is located in Ashington, Northumberland, within an established commercial and industrial area. The estate benefits from convenient access to the A189 Spine Road, providing strong transport links to Morpeth, Cramlington, Newcastle upon Tyne and the wider North East region. Ashington town centre is situated nearby, offering a range of amenities including retail, leisure and public transport facilities.

QUOTING RENT

£11,235 per annum + VAT

MAINTENANCE CHARGE

Maintenance charge payable is £880.00 per Per Annum + VAT
This covers general maintenance of the estate. Variable Annually.

LEASE TERMS

Minimum term of 3 Years Internal repair and insuring.

EPC RATING

Valid EPC rating

INSURANCE

The Landlord will insure the building, with premium to be recovered from the Tenant. The current Insurance Rent contribution for the previous Insurance Year (1st April 2025 - 31st March 2026) is £225.51 per annum + VAT. Awaiting this financial years amount.



For more information, please contact:

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