



Business Park / Office For Sale

Unit 4 Apex Business Village

Annitsford, Cramlington, NE23 7BF

Freehold office for sale with dedicated car parking with excellent access to A1 and A19.

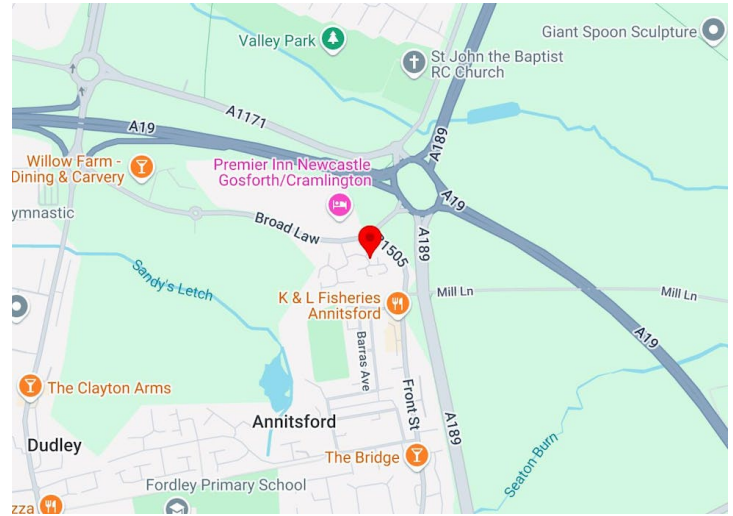
645 to 1,303 sq ft (59.92 to 121.05 sq m)

**AVISON
YOUNG**

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Summary

Available Size	645 to 1,303 sq ft / 59.92 to 121.05 sq m
Price	£170,000
Rateable Value	£12,500
EPC	Upon enquiry

Description

The property comprises an end terraced self-contained two storey purpose built office of brick construction under a pitched tiled roof. The premises provide generally open plan accommodation on each level though on the ground floor an area has been sectioned off to create a stores area.

Location

Apex Business Village is located approximately 6 miles north east of Newcastle City centre and approximately 2 miles south of the town of Cramlington. The office park benefit from excellent access to the regional network being at the junction of the A1 and A19 trunk roads as well being adjacent to the A189 which gives easy access to Newcastle city centre.

At Moor Farm roundabout there is a petrol filling station with convenience store, a McDonalds drive through, Premier Inn Hotel and a Beefeater restaurant, and with Cramlington town centre being within a 5-10 minute drive there are plenty of local amenities for business occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	658	61.13	Available
1st	645	59.92	Available
Total	1,303	121.05	

Specification

- Carpeted floor covering
- Perimeter trunking
- Suspended ceiling with integrated lighting, supplemented by spot lights
- Ceiling mounted heating and cooling units to both ground and first floors
- Electrically operated security shutters to the ground floor external door and windows
- Single sink unit installed at ground floor level.
- WC facility at ground level
- Intruder alarm system installed





