AVISON YOUNG

Business Park, Office For Sale

Freehold offices 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.

- Self-contained office with your own front door
- Open plan accommodation
- Suspended ceiling
- Excellent access to local retail amenities and to both the A19 and A1
- Perimeter trunking
- Air conditioning
- 4 Car spaces

Summary

Available Size	1,303 sq ft
Price	£170,000
Rates Payable	£4.79 per sq ft
Rateable Value	£12,500
Service Charge	£1,200 per annum Charge on a quarterly basis at £300 + VAT per quarter.
Car Parking	Upon Enquiry
VAT	Applicable. VAT will be charged at the standard rate.
Legal Fees	Each party to bear their own costs
Estate Charge	Upon Enquiry
EPC Rating	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.

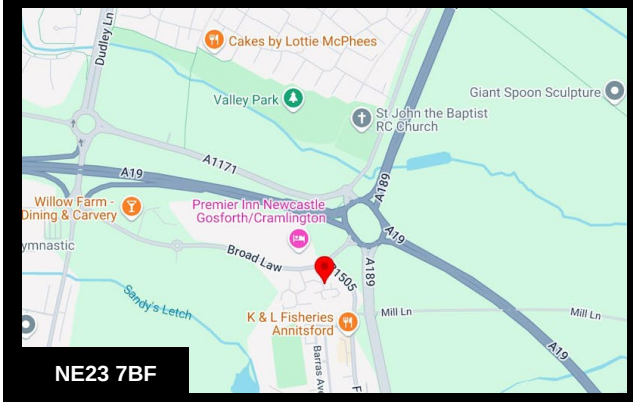
Accommodation

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



Viewing & Further Information

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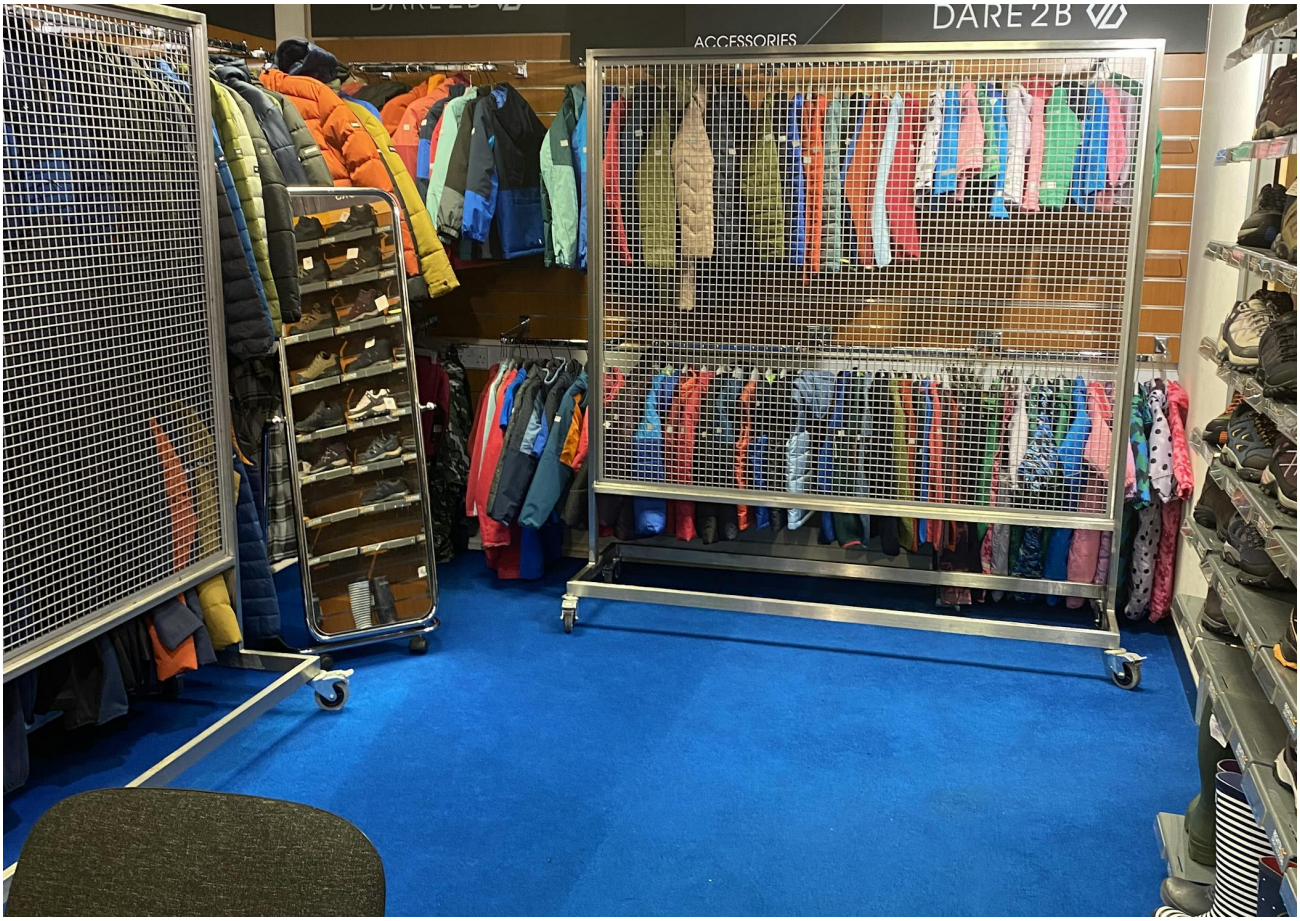
ACCESSORIES
DARE 2B

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Showroom Fire Plan
Emergency Procedures
Fire & Evacuation
The Front of Building
Call Point
Exit Sign
CO2 Extinguisher
Sounder
Emergency Light
Foam Extingiusher
Sounder & Beacon
Smoke Detector

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