

Sunderland: 0191 5658844
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To Let

Office Premises

Ground Floor
6 Berrymoor Court
Northumberland Business Park
Cramlington
NE23 7RZ

- Well-presented **air-conditioned office suite**
- **Business Park** location
- Arranged over **ground floor** only
- Totalling **1023 ft² (95.04 m²)**
- With **4 allocated parking spaces**
- close to **A19, A1M** and **Newcastle Airport**

Also at Portland House
Belmont Business Park
Durham DH1 1TW
Regulated by RICS

Location

Berrymoor Court is located just off the A19 Moor Farm roundabout approximately 11 miles north-east of Newcastle City Centre, 2 miles South of Cramlington and 2.5 miles East of the Seaton Burn roundabout which provides direct access to the A1 North and South bound.

Description

The premises form part of a 2-storey modern office building and are arranged over ground floor only providing well-presented cellular air-conditioned offices with kitchen and communal entrance together with 4 designated car parking spaces. The first floor is occupied by Rider Hunt.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Offices & WC	1023	95.04
Externally		
4 designated car parking spaces		

Tenure

A new Lease is available at a commencing annual rental of **£13,500 plus VAT** for a term of years to be agreed (minimum 5 years) on an effective FRI basis subject to service charge provisions which are available on request.

VAT

The rent is subject to VAT.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£13,250**. The Uniform Business Rate for the Rates Year 2026/2027 is 43.2p. If necessary, a written request should be made to the Local Authority for confirmation.

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C4372

EPC

Energy Rating 29/B



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