AVISON YOUNG

Self-contained office to let

17 Berrymoor Court, Northumberland Business Park, Cramlington, NE23 7RZ



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- **LED lighting**
- **Comfort cooling system**
- **Storage/additional parking space**
- **Excellent access to A19**
- **Intercom entry system**

Get more information

https://www.avisonyoung.co.uk

Avison Young
Eighth Floor
Wellbar
Gallowgate
Newcastle Upon Tyne
NE1 4TD

Office building to let

17 Berrymoor Court, Northumberland Business Park, Cramlington, NE23 7RZ

Property Description

The semi-detached office is constructed of brick elevations with a hipped span tile roof covering. Inside, the accommodation features a ground floor reception area with a staircase leading to the first floor. There is a shared male and female restroom, an additional accessible restroom and a ground floor kitchen area. The ground and first floors provide contemporary open plan space with flexibility for a variety of business types. Externally there are 8 parking spaces for tenants usage.

Location

Cramlington is a former new town located in the south east of Northumberland. The town is around 10 miles to the north of Newcastle upon Tyne, 8 miles to the south of Ashington and 4 miles to the west of Blyth. According to the 2011 census the resident population of the town is 20,413. Road links are excellent with the junction of the A19 and A1 being within 2 miles to the south west of the town centre.

These are the two main trunk roads through the north east which give access to the regional and national road networks. Newcastle International Airport is within 15 minutes' drive time which offers UK and European flights - London can be reached in a flight time of approximately 1 hour. Cramlington is on the main East Coast Railway line which links directly to the main station in Newcastle city centre. From there, regular links to London King's Cross are available, with a travel of less than 3 hours.

Specification

- LED lighting
- Comfort cooling system
- Meeting/board room
- Intruder alarm security system
- Intercom entry system
- WC facilities (including disabled)
- 8 Parking spaces

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Area	Sq m	Sq ft
Ground Floor	95	1023
First Floor	92	990
Garage	55	592
Total Area	**242**	**2,605**

EPC

The property has an EPC rating of A (20).

Terms

Terms to be agreed between parties

Rateable Value

The Rateable Value of this property is £30,750 (April 2026.)

Rent

£42,500 per annum.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT if applicable will be charged at the standard rate.

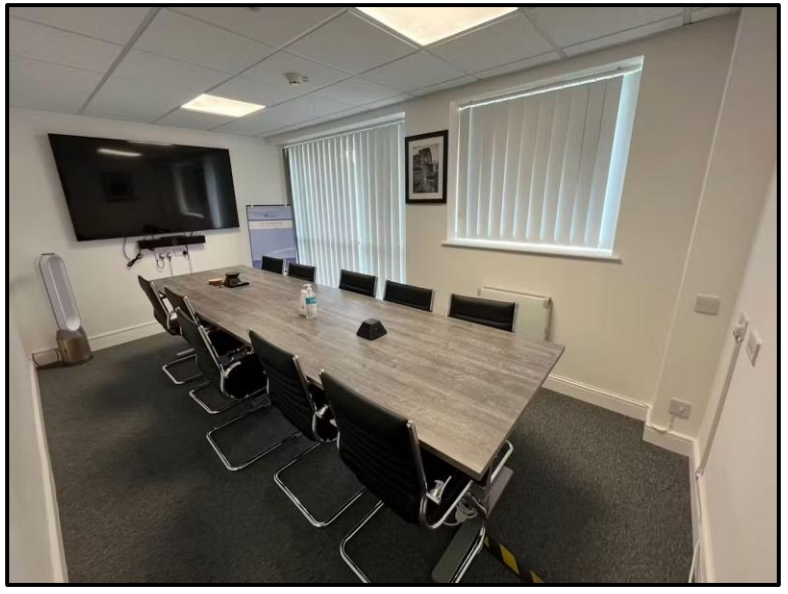
Rates

We recommend that all parties make their own enquiries regarding the rateable values applicable to the premises.

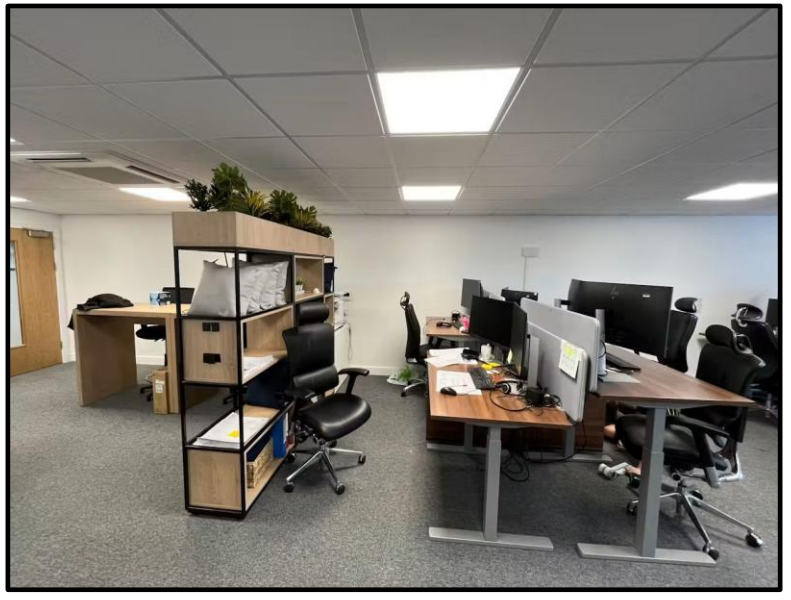
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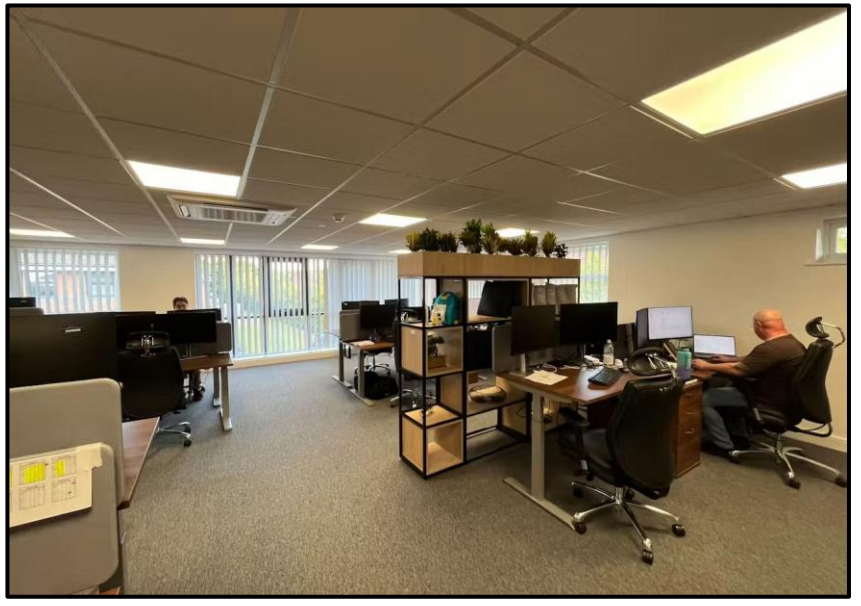




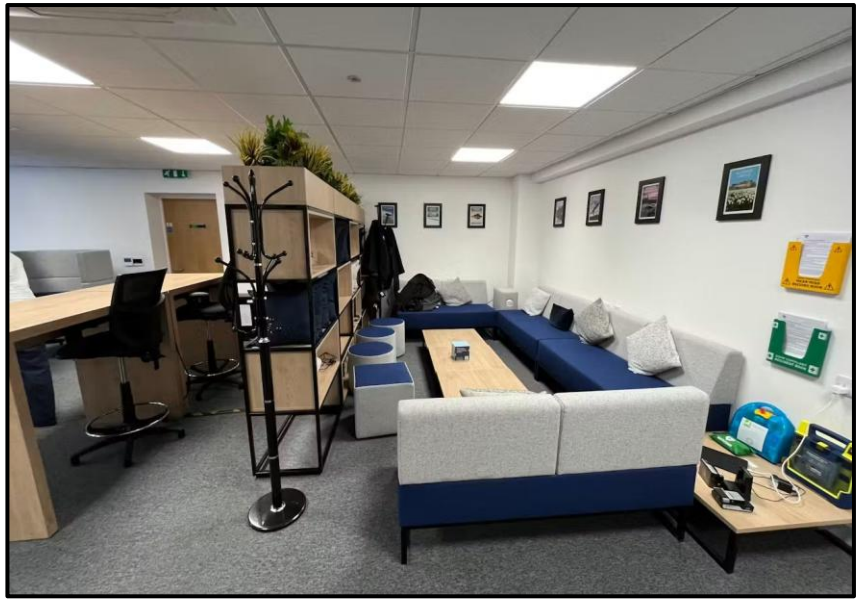
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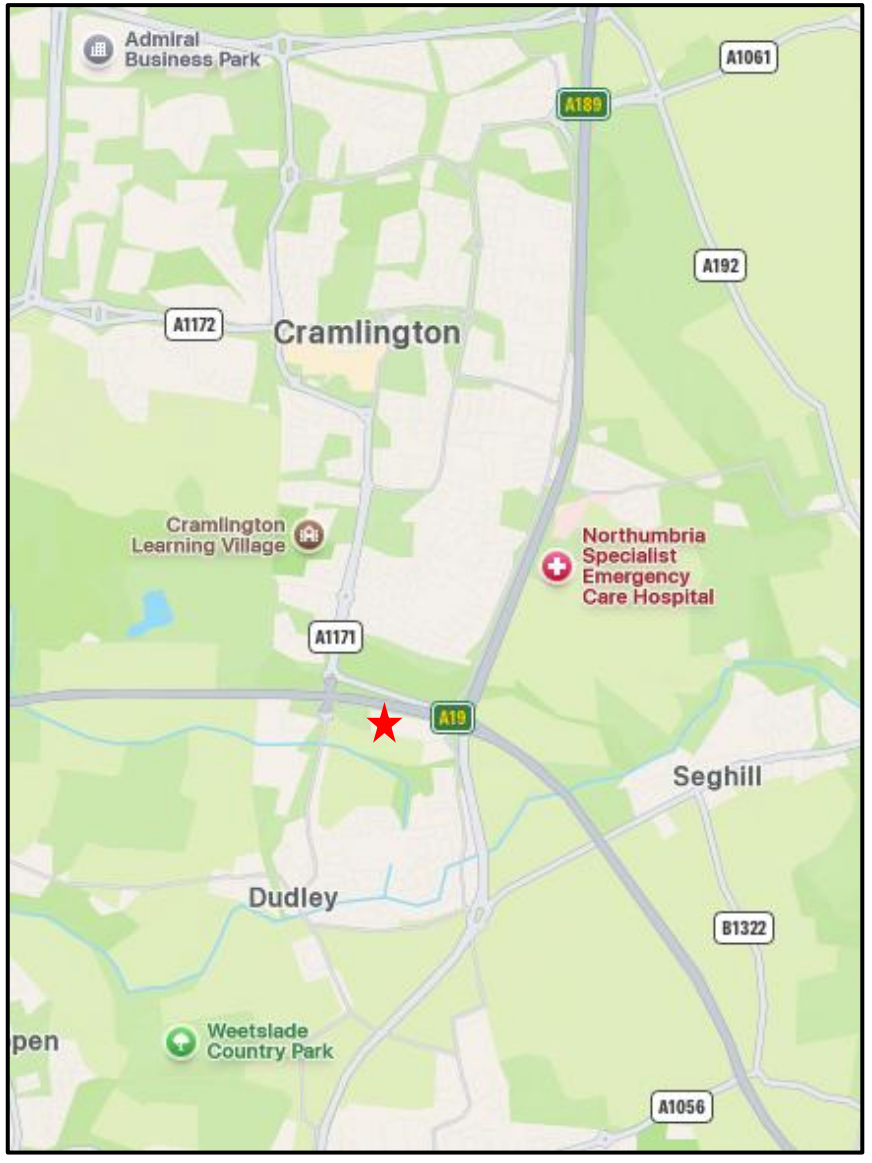








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