



TO LET FIRST FLOOR OFFICES

UNIT E, ABERCORN HOUSE, HOBSON INDUSTRIAL ESTATE, BURNOPFIELD NE16 6EA



Sanderson Weatherall

Summary

- First Floor Offices
- £600 pcm
- 725 sq ft (67.37 sq m)
- 5 dedicated parking spaces
- Good location adjacent to the A692
- Subject to Contract

Description

The available space comprises first floor office accommodation within Abercorn House. The suite benefits from its own dedicated kitchen facilities together with separate male and female WC's. Internally the suite is split into two separate offices with the smaller room comprising a meeting room/boardroom. The specification of the accommodation includes;

- Air Conditioning
- Fully carpeted floors
- Fluorescent strip lighting
- Double glazed windows
- 5 dedicated car parking spaces

Abercorn House forms part of a larger development of several industrial/trade counter units with the wider site being fully secure.

Accommodation

We understand that the property provides the following approximate Net Internal Areas:

NIA: 67.37 sq m (725 sq ft)



Location

The property is situated within Hobson Industrial Estate, Burnopfield, a well established and popular commercial location which accommodates a mix of industrial, trade counter and office occupiers. The estate benefits from good road links to the surrounding areas, including direct access to the A692 providing connections to Gateshead, Newcastle upon Tyne and County Durham. The location is well regarded by local businesses due to its accessibility, security and mix of occupiers.

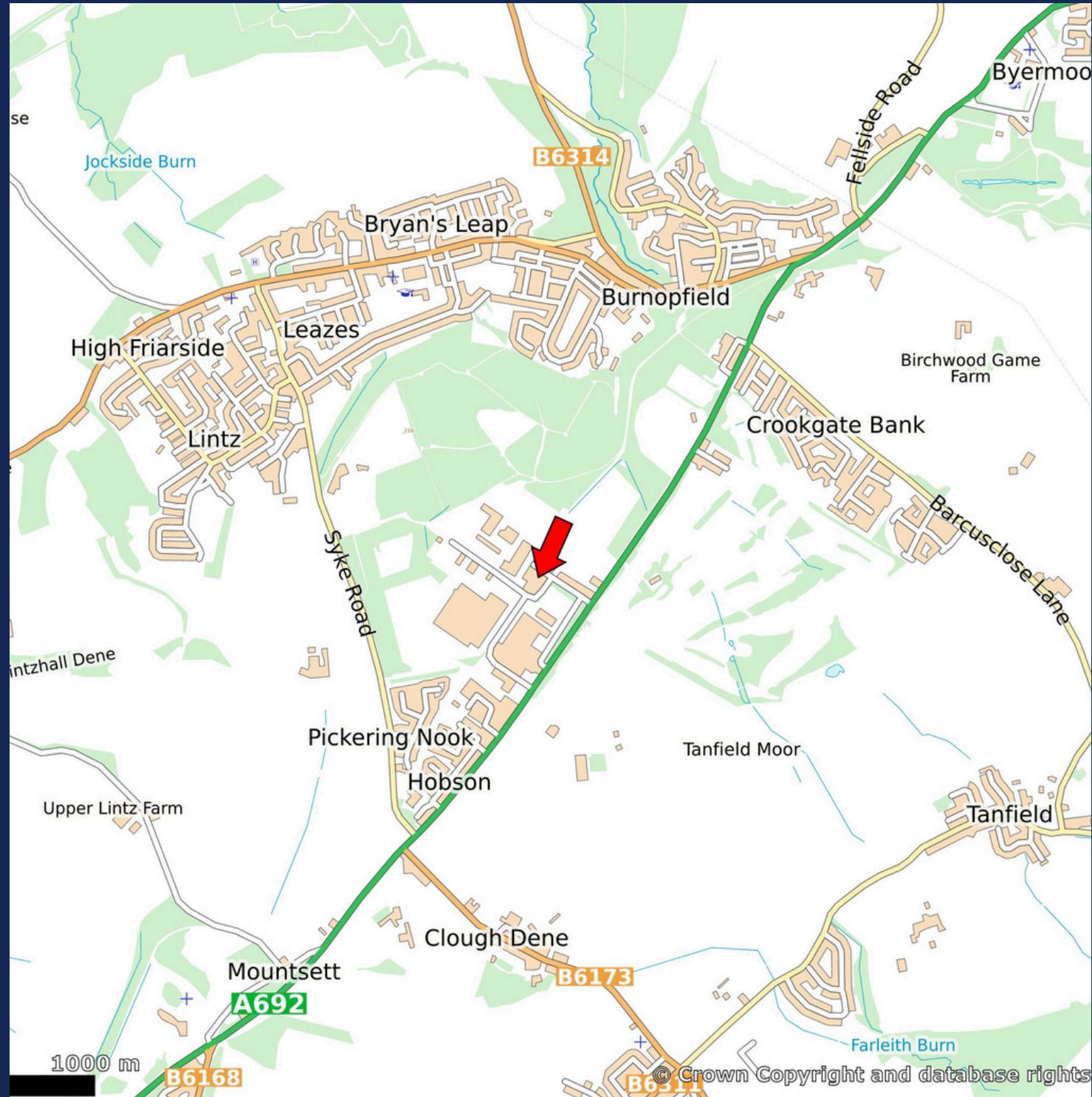
Asking Rent & Lease Terms

The property is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed at an asking rent of £7,200 per annum.

Business Rates

Interested parties are advised to make their own investigations with Local Rating Authority (Durham County Council).

It is our understanding that qualifying businesses will benefit from 100% rates relief, however, interested parties are advised to make their own inquiries. More information is available from Durham County Council.



Energy Performance Certificate

An EPC is being commissioned and will be available for inspection shortly.

Services

We understand that the property benefits from all mains service connections, however, any interested party is advised to make their own investigations regarding this matter.

Anti-Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.





Contact

For further information or to arrange a viewing please contact the sole agents:

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