

SELF CONTAINED OFFICES

Unit 30 Apex Business Village
Annitsford
Cramlington
NE23 7BF

BISSETT
KENNING & NEWISS
CHARTERED SURVEYORS

OFFICE UNIT TO LET



LOCATION

Apex Business Village is located approximately 1½ miles to the south of Cramlington town centre and six miles north of Newcastle upon Tyne City Centre. The development itself adjoins the Northumberland Business Park site and is located within close proximity to Moor Farm roundabout on the A189/A19 and in turn benefits from easy access to the A1.

The property is situated in a terrace of five office buildings which face the main estate road, towards the rear of the Apex Business Village development.

DESCRIPTION

The property comprises a two-storey office unit of steel frame construction under a dual-pitch concrete roof, set in a development of 47 units laid out in a village setting with high quality landscaping and 4 designated car parking bays per unit.

The building provides good quality office accommodation offering a combination of amenities. Internally the common parts provide a full height fully glazed entrance foyer leading to the ground floor accommodation, W/C's and stairs to the first floor open plan office.

Internally the unit offers good open plan accommodation with the following specification:

Kitchenette Facilities
 Suspended Ceilings
 Category II Lighting
 Wall mounted electric heaters
 Three compartment dado trunking
 Extensive electric roller shuttering to front and rear
 Fully Alarmed

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area (NIA) basis and is calculated as follows:

Ground Floor	54.55m ²	(587ft ²)
First Floor	60.35m ²	(650ft ²)
W/C	n/a	n/a
TOTAL	114.90m²	(1,237ft²)

LEASE

The premises are available on a new full repairing and insuring lease for a term of years to be agreed.

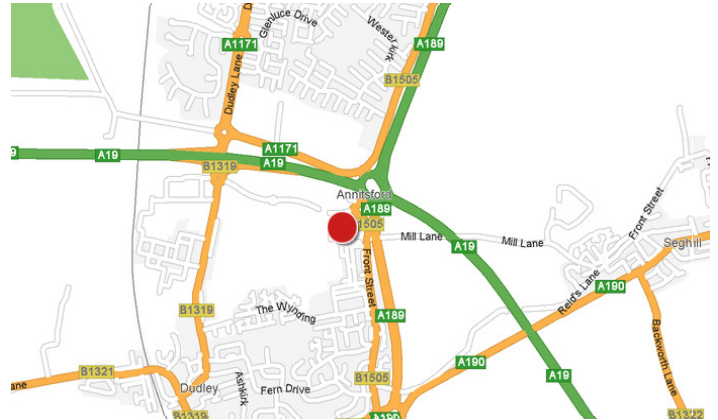
RENT

The asking rent for the property is £15,000 per annum, exclusive of business rates, service charge and all other outgoings.

SERVICE CHARGE

An estate charge covering the cost of window cleaning, street lights and general park maintenance will be payable upon occupation.

There is no VAT payable on the service charge as the management company is not registered for VAT.



BUSINESS RATES

Rateable Value (2010 List):	£14,250
Rates Payable 2010/2011:	£5,799.75

The tenant may be entitled to small business rates relief and are urged to make their own enquiries in this regards.

LEGAL FEES

The ingoing tenant will be responsible for our clients reasonable legal fees incurred in this transaction.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where chargeable.

FURTHER INFORMATION

For further information or to arrange a viewing please contact Andrew Chandler on:

Tel. No. 0191 272 5551
 Email. andrew.chandler@bissett-kenning.co.uk

Please note that viewings will be strictly by appointment only.

V.2064

March 2011