

# OFFICE TO LET

Unit 24 Apex Business Village,  
Cramlington, NE23 7BF

- Part first floor office
- 12 month agreement available
- Total size of 23.4m<sup>2</sup> (252ft<sup>2</sup>)
- Within an established business park
- Awaiting EPC rating
- Nearby road links such as A1 (M) & A19

**Rent of £6,000 per annum**



BradleyHall

## LOCATION

The subject property is located within Apex Business Village, a popular and established business park, adjacent to Northumberland Business Park and with local and national occupiers including Northumbria Police Federation, Browell Smith & Co, Eurodrive Motor Finance and Veolia.

Apex Business Village is prominently located next to the A19 and A189 roundabout, providing access throughout the region and to the A1(M).

The property is situated 2.2 miles south of Cramlington, 8 miles north of Newcastle upon Tyne city centre and 10 miles north of Morpeth.

## DESCRIPTION

The subject property is a part first floor office comprising perimeter trunking, suspended ceiling, LED lighting, carpet tiles with glass partition walls. The office suite benefits from being part furnished with desks, chairs and use of a shared meeting room, kitchen and WC facilities.

Visitor parking bays available.

## ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

First Floor	23.4m <sup>2</sup>	252ft <sup>2</sup>
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## EPC RATING

Awaiting EPC rating.

## RATING ASSESSMENT

We anticipate no business rates will be applicable for this premises, however, interested parties should confirm the current position with the Local Authority.

## TERMS

The property is available by way of a 12 month license agreement agreed at £500 (Five Hundred Pounds) per month which equates to £6,000 (Six Thousand Pounds) per annum.

## VAT

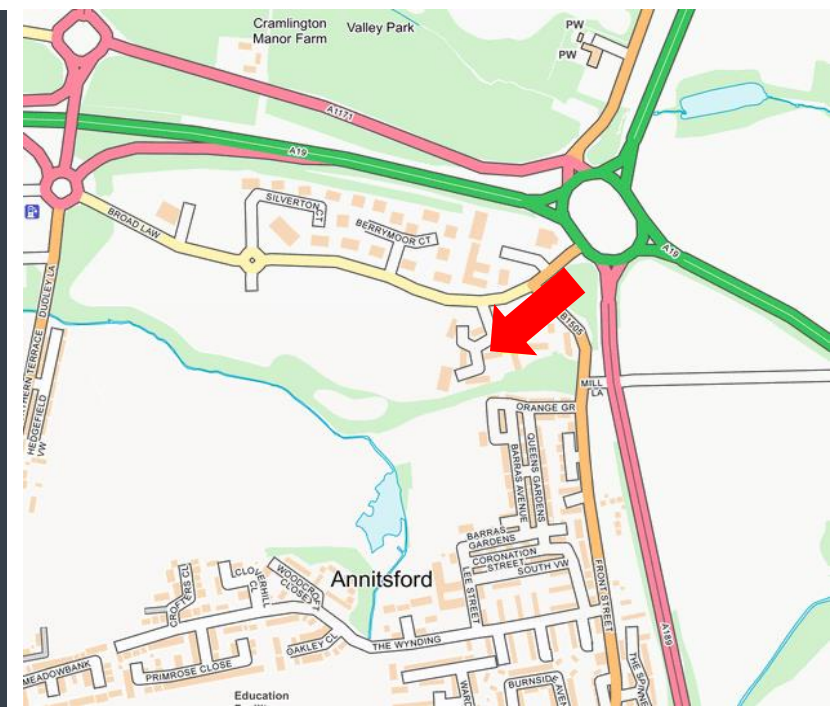
All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.



Car parking allocated  
Situated on Apex  
Business Village  
0.2 miles from  
McDonalds  
0.2 miles from  
Premier Inn,  
Cramlington  
0.2 miles from Co-Op  
Petrol Station



0.5 miles from A19  
2.5 miles from A1 (M)



## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

## LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

## VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

**Tel:** 0191 232 8080

**Email:** [newcastle@bradleyhall.co.uk](mailto:newcastle@bradleyhall.co.uk)

[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

### IMPORTANT NOTICE

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1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

### AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.