



2 Berrymoor Court, Cramlington NE23 7RZ

TO LET

Office

3,345 - 10,070 Sq Ft
(311 - 936 Sq M)

DESCRIPTION

A modern detached building situated at the front of the popular Northumberland Business Park. The property is of brick built construction and is arranged over three floors. It is fitted out to a high specification.

- ✓ Fully Fitted Modern Offices
- ✓ Established Business Park location
- ✓ Air conditioning
- ✓ 40 parking spaces
- ✓ Passenger lift
- ✓ LED light fittings

LOCATION

Northumberland Business Park lies approximately one mile south of Cramlington town centre and is immediately adjacent to the A19 trunk road. It is extremely well located being approximately 8 miles north of Newcastle upon Tyne city centre and within 2 miles of the A1 and 5 miles from the Tyne Tunnel entrance.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	10,070	936

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

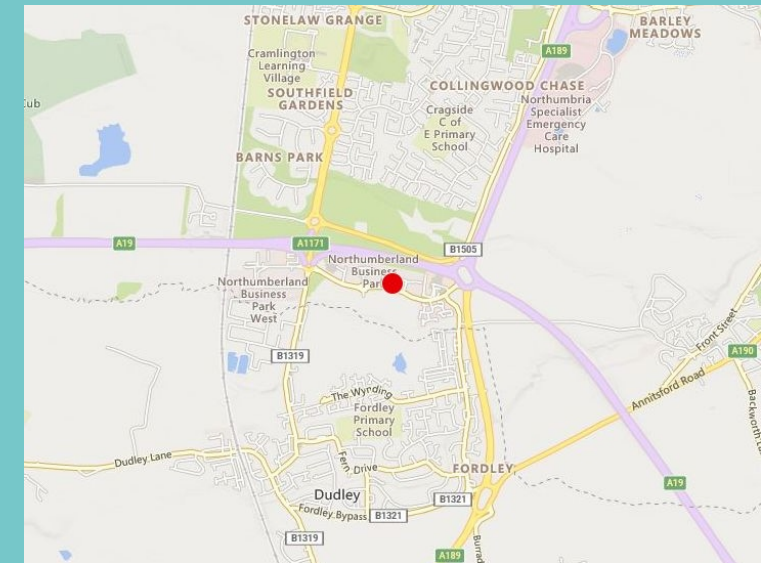
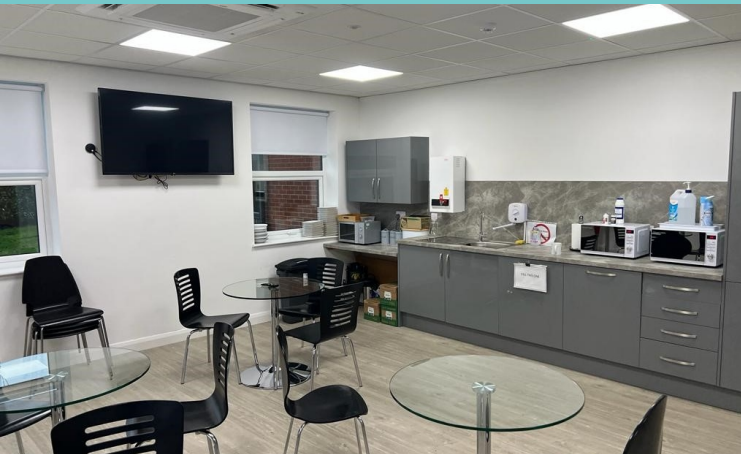
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Available on a new full repairing and insuring lease for a term to be negotiated.

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VIEWING & FURTHER INFORMATION

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