

To Let: Office Premises

Unit 6b, First Floor, Davison House, Sanderson Arcade,

Morpeth, Northumberland

NE61 1NS

73 sq. m (787 sq. ft.)



- Close proximity to Middlesbrough town centre and Albert Park Modern office
- Close proximity to parking
- Fully Air Conditioned

Location

Morpeth is a busy market town located within easy reach of the A1 and is situated approximately 10 miles to the north of Newcastle. The accommodation is located within the recently developed Sanderson Arcade Shopping Centre anchored by Marks & Spencer.

Description

The accommodation comprises first floor office space within a two storey building above Sanderson Arcade retail units.

The office space is accessed via a designated secure shared entrance and benefits from access via stairs or a nine-person passenger lift.

The accommodation is fully carpeted throughout with a plastered ceiling with LED lighting and air conditioning.

There is a kitchenette and dedicated WCs within the suite.

Accommodation

The office suite provides a total net internal area of 73 sq. m. (787 sq. ft.).

Services

The property benefits from all main services, as well as air conditioning throughout.

Rateable Value

The premises will need to be reassessed upon occupation.

Terms

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£12,000 per annum exclusive (£15.25 per sq. ft.)

Service Charge

A service charge is recoverable from the Tenant for the internal and external maintenance of the property together with the upkeep of the common areas and utilities used in common. Further details on application.

VAT

All figures within these terms are exclusive of VAT where chargeable.

Legal Costs

Each party is responsible for their own legal costs incurred within this transaction.

Contact Details, Viewing and Further Information

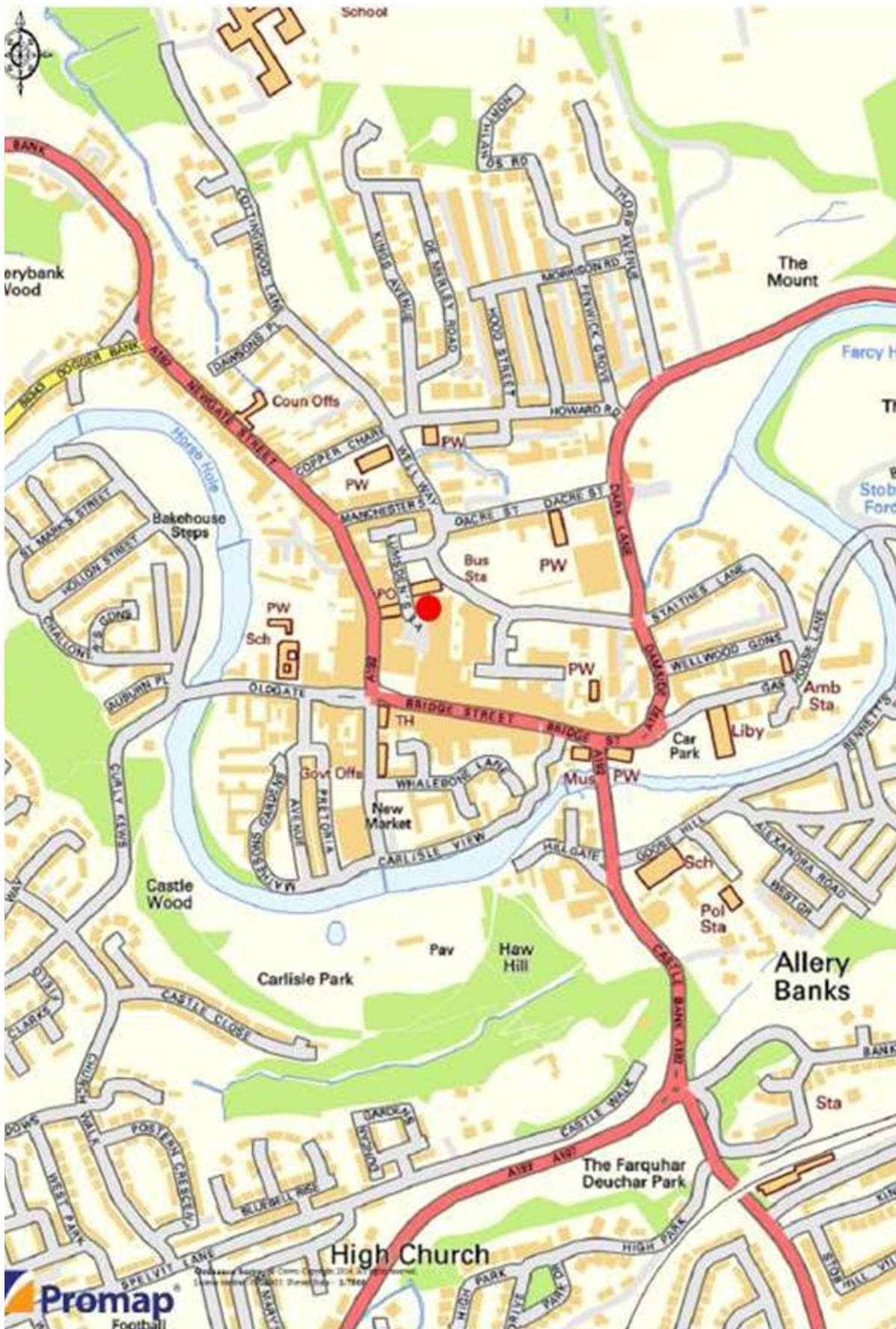
Strictly by prior appointment via sole agents BNP Paribas Real Estate:-



Aidan Baker
Senior Director
0191 227 5737
07712 868537
aidan.baker@realestate.bnpparibas



Aleksander Roszczyñiala
Graduate Surveyor
0191 917 3672
07570 052292
aleksander.roszczyñiala@realestate.bnpparibas



Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this p property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment



Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment