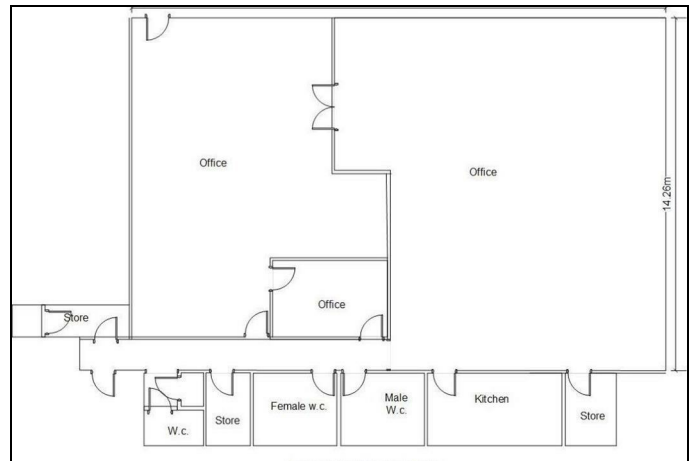


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

UNIT 2 MANCHESTER STREET MORPETH NORTHUMBERLAND NE61 1BH



- Ground floor office premises
- Close to car parks
- Nett internal floor area 326.3 sq m

- Town centre location
- Negotiable Lease terms

**£2,917 PCM (exclusive)**

# UNIT 2 MANCHESTER STREET MORPETH NORTHUMBERLAND NE61 1BH

A modern ground floor office premises suitable for a number of uses, subject to obtaining the necessary Planning and Building Regulation Approval. Located in Morpeth town centre and public car parking.

Nett internal floor area 326.3 sq m.

Rateable value - £42,500

Services: Mains water, drainage and electricity.

Legal costs - Each party to be responsible for their own reasonable costs and the preparation of the Lease appertaining thereto.

## SERVICES

Mains water, drainage and electricity.

## RATEABLE VALUE

£42,500

## LEASE TERMS

Negotiable.

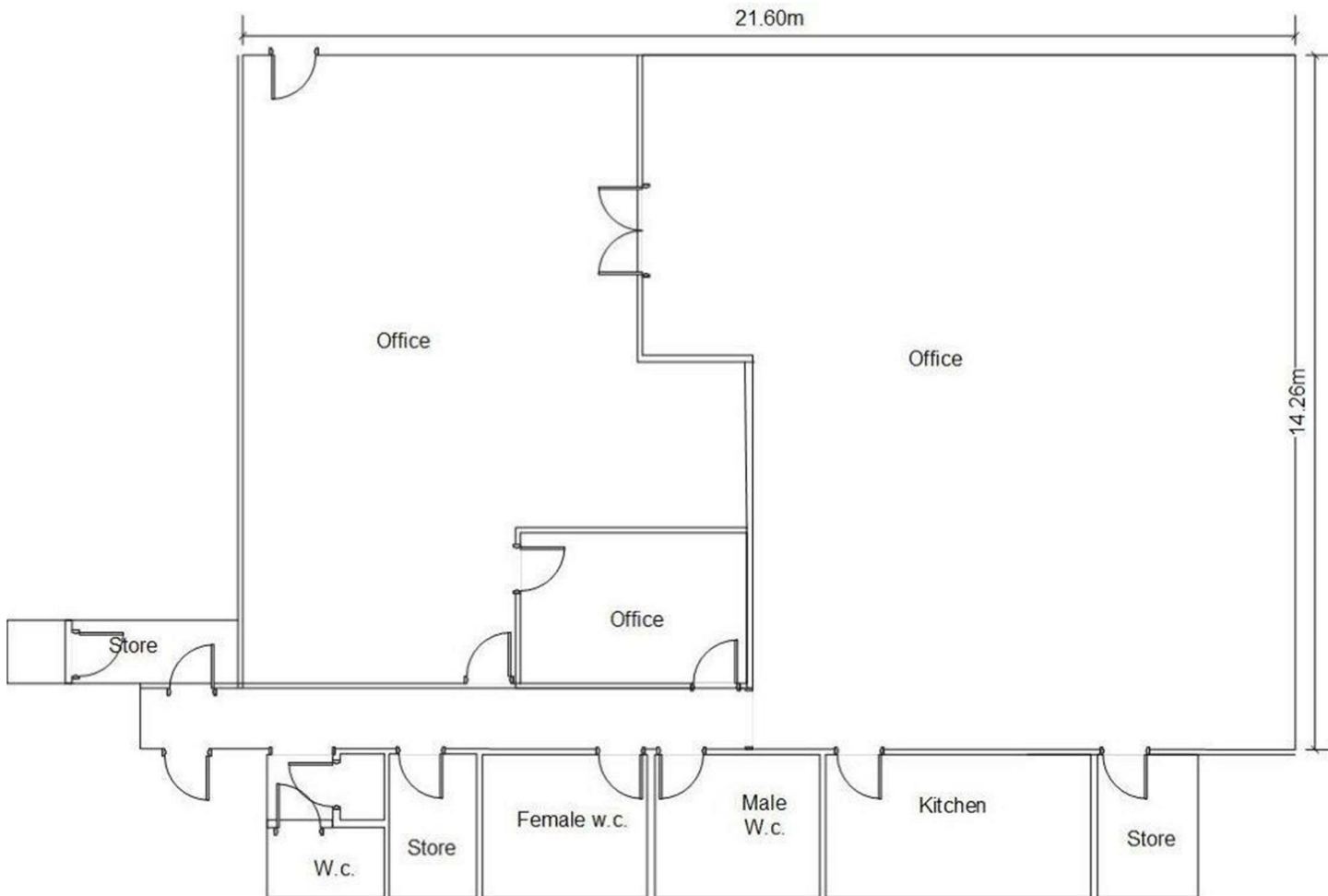
## LEGAL COSTS

Each party to be responsible for their own reasonable costs and the preparation of the Lease appertaining thereto.

## VIEWING ARRANGEMENTS

Strictly by appointment through our Morpeth Rental Department: (01670) 513533 - option 2.

## FLOORPLAN



For illustration puposes only.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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