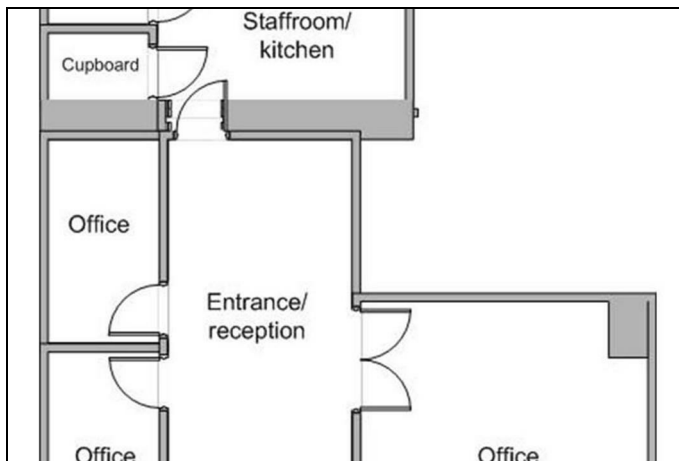


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

UNIT 1 SYCAMORE BUILDING WOODHORN ROAD ASHINGTON NE63 9AS



- Ground Floor
- Gas Central Heating
- Central Location

- Office/Retail Premises
- Recently Refurbished
- Suitable For Various Uses

£175 Per Week

UNIT 1 SYCAMORE BUILDING WOODHORN ROAD ASHINGTON NE63 9AS

Ground floor modern office and retail premises. Suitable for a number of uses (subject to change of use), the premises benefits from a central location close to Ashington's shopping facilities and parking.

ACCOMMODATION

FLOOR PLAN

ENTRANCE/RECEPTION ROOM

10'9" x 24'5" (3.28 x 7.45)

(24.44sq.m / 263sq.ft or thereabouts)

OFFICE 1

16'10" x 14'10" (5.13 x 4.51)

(23.2sq.m / 250sq.ft or thereabouts)

OFFICE 2

6'7" x 11'10" (2.01 x 3.61)

(7.26sq.m / 78sq.ft or thereabouts)

OFFICE 3

6'7" x 11'10" (2.01 x 3.61)

(7.31sq.m / 79sq.ft or thereabouts)

STAFF ROOM/KITCHEN TO REAR

8'0" *maximum* x 7'3" (2.45 *maximum* x 2.22)

(5.13sq.m / 55sq.ft or thereabouts)

W.C OFF

Low level w.c. Wash hand basin.

FLOORPLAN

SERVICES

Mains: water, drainage and electricity.

HEATING

Via electric night storage heating.

RATEABLE VALUE

£8,400.00

RENT

By negotiation.

LEASE TERMS


The property is available by way of a fully repairing and insuring basis. Lease terms to be negotiated.


Rent quoted is exclusive of rates and other outgoings.

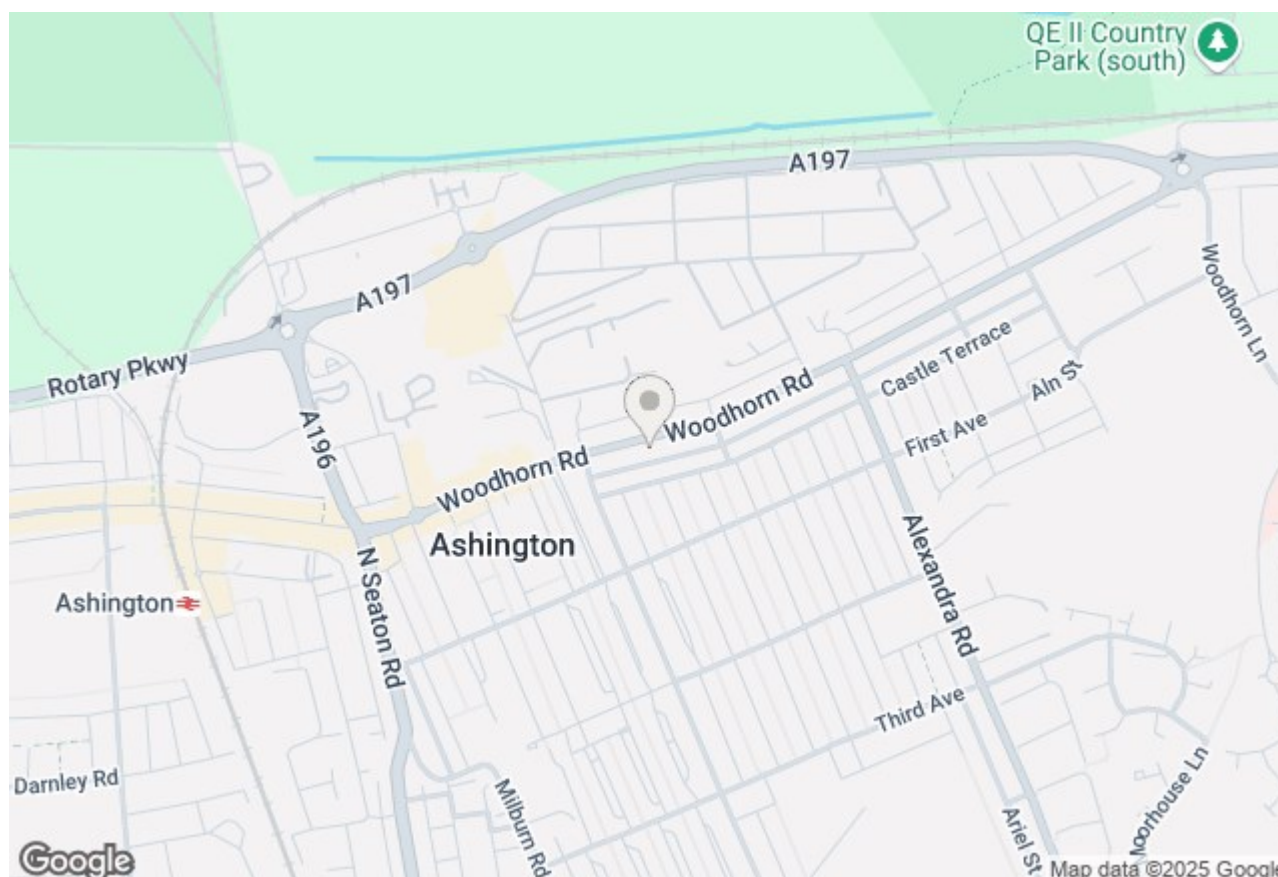
VIEWING

Strictly by appointment through our Morpeth Office (01670) 513533 - option 2.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com