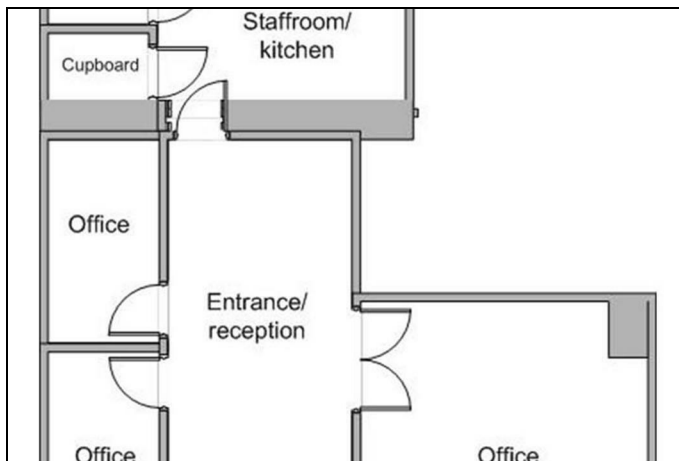


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**SYCAMORE BUILDING WOODHORN ROAD ASHINGTON NE63 9AS**



- Ground Floor
- Gas Central Heating
- Central Location

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

**£150 Per Week**

# 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

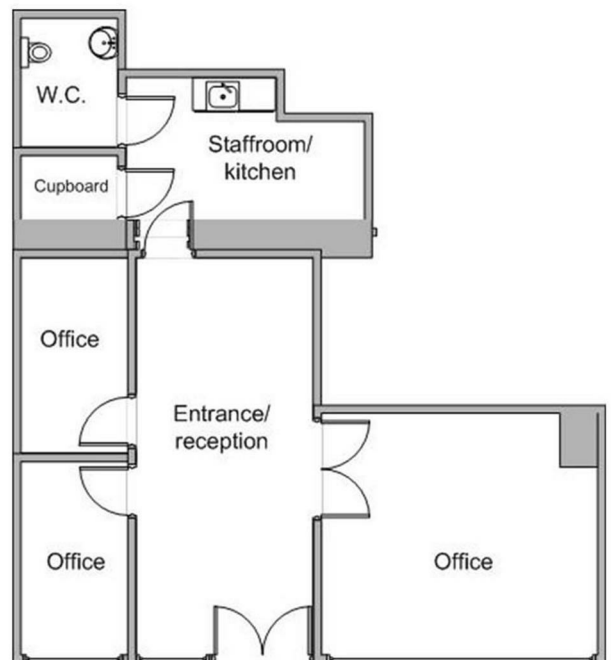
8'0" maximum x 7'3" (2.45 maximum x 2.22)

(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.

# SYCAMORE BUILDING WOODHORN ROAD ASHINGTON NE63 9AS

## 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.

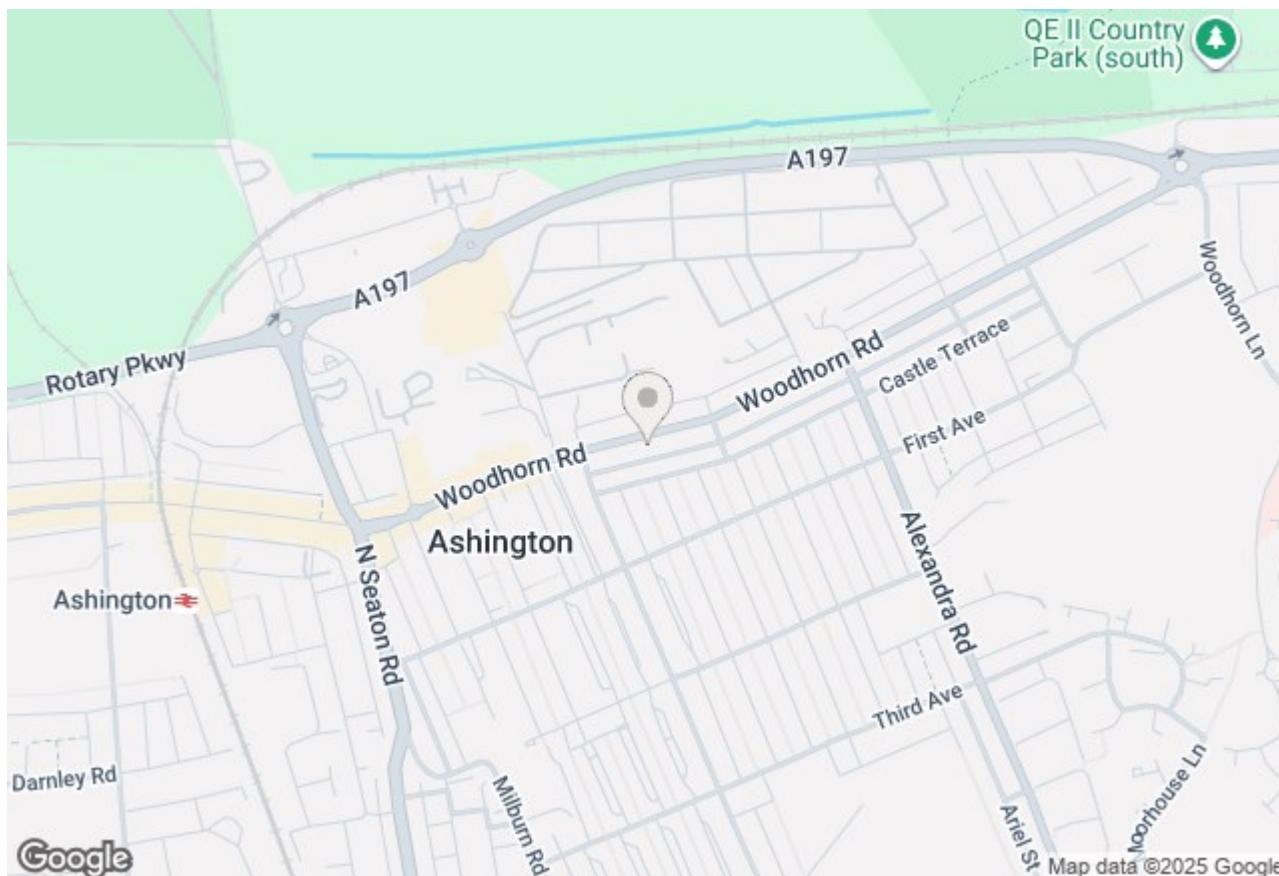
## VIEWING

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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