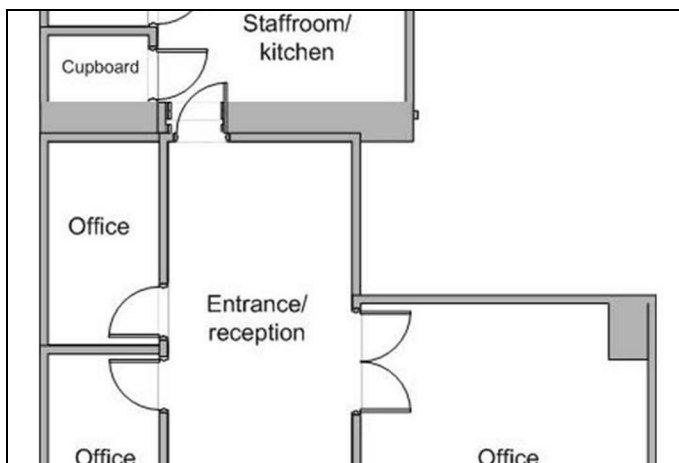


RICKARD

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

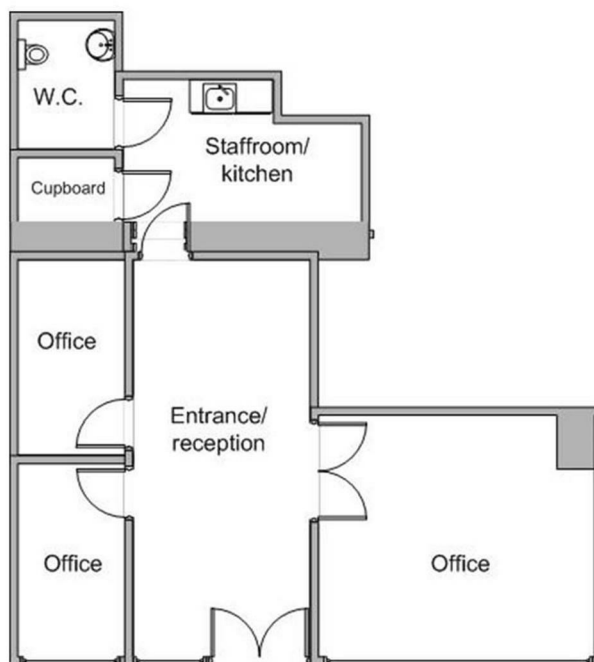
8'0" maximum x 7'3" (2.45 maximum x 2.22)

(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.

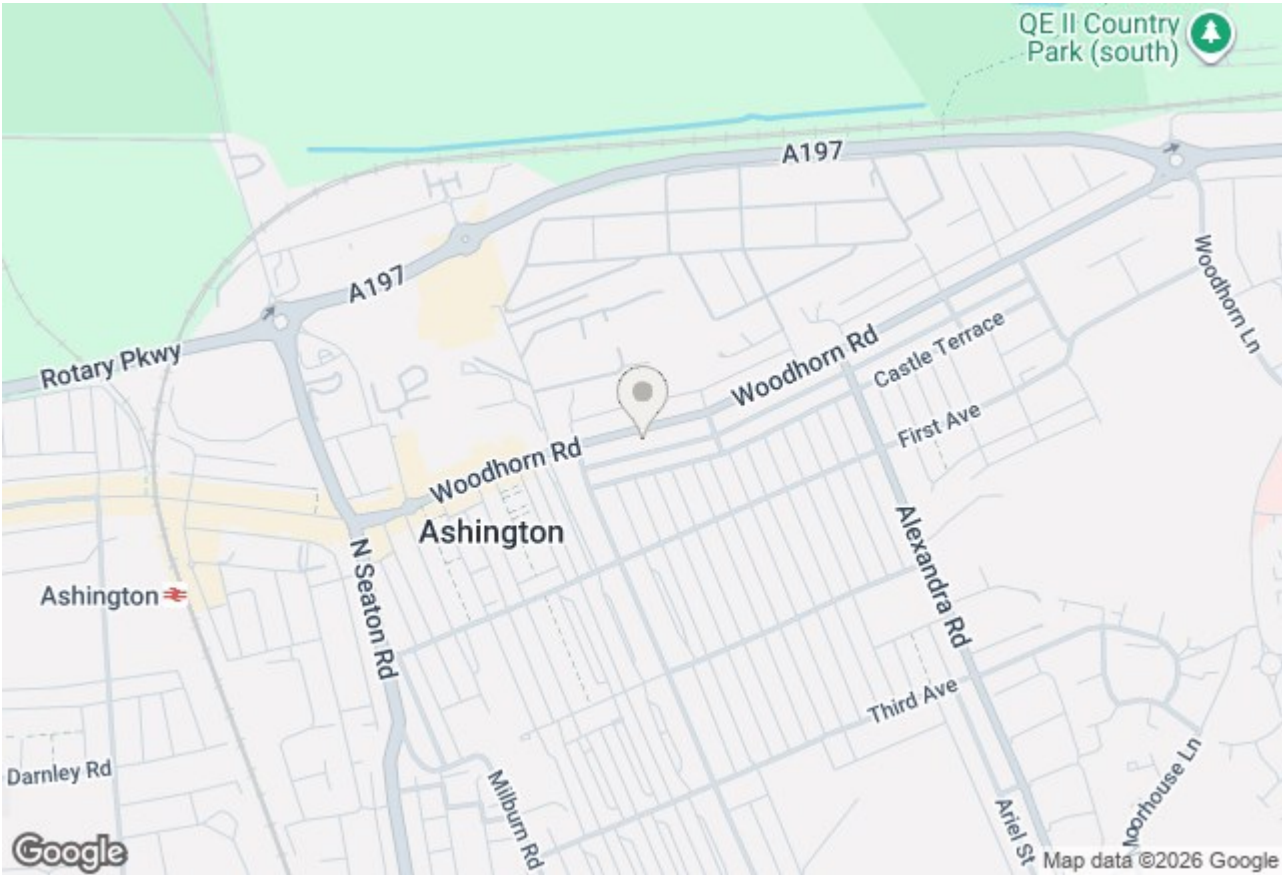
Rent quoted is exclusive of rates and other outgoings.

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) 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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Registered in England company number 6314212



Ashington
17/18 Laburnum Terrace
Ashington, NE63 0AJ
Telephone: 01670 812145
Email: ashington@rickard.uk.com

VAT registration number 175 8808 19



Morpeth
25/27 Newgate Street
Morpeth, NE61 1AW
Telephone: 01670 513533
Email: morpeth@rickard.uk.com

www.rickard.uk.com

Regulated by RICS

Directors: Iain Rickard MRICS, Diane Charlton & Aisling O’Neil MNAEA