



Unit 31 Apex Business Centre, Annitsford, Cramlington NE23 7BF

- Two Storey Office Space within Business Centre
- Floor Area circa 130.28 sq. m. (1,402.32 sq. ft.)
- Excellent Links to A19 & A1(M)
- 4 Allocated Parking Bays & Electric Car Charge Point
- Available Furnished or Unfurnished
- New Lease Terms Available

Rent: £15,000 + vat per annum

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Location

Apex Business Centre is well located, with links to A19, A1 and A189 within close proximity. Situated within walking distance of the Moor Farm roundabout (which links the A19 & A189 roads), the business centre has a large range of various tenants and has become a great hub for many companies. Nearby facilities including Co-operative Petrol Station, Beefeaters, McDonalds & Premier Inn.

Description

A well-presented two-storey office premises of brick construction.

Internally, the property comprises ground floor office accommodation with a kitchenette, while the first floor offers an open-plan office layout. WC facilities are located on the ground floor within the lobby area.

The unit is finished to a good standard throughout, featuring suspended ceilings, full carpeting, and four allocated parking bays located to the front and side of the property. Additional benefits include an intruder alarm system and an electric vehicle charging point.

The premises have recently been redecorated and now benefit from the installation of energy-efficient LED panel lighting.

Floor	Area	sq. m.	sq. ft.
Ground	Office	5345	575.33
	Lobby & WCs	16.76	180.40
First	Office	60.07	646.59
	Total	130.28	1402.32

Rent

£15,000 (+vat) per annum

Service Charge

There is a monthly charge of £90 which covers grass cutting, window cleaning, road de-icing and general maintenance.

Tenure

Leasehold - A new lease is available, terms and conditions to be agreed.

Viewing

Strictly by appointment through this office.

Additional Notice

The property is available either furnished or unfurnished. Landlord would consider assisting with some works/layout changes, if required.

Rateable Value

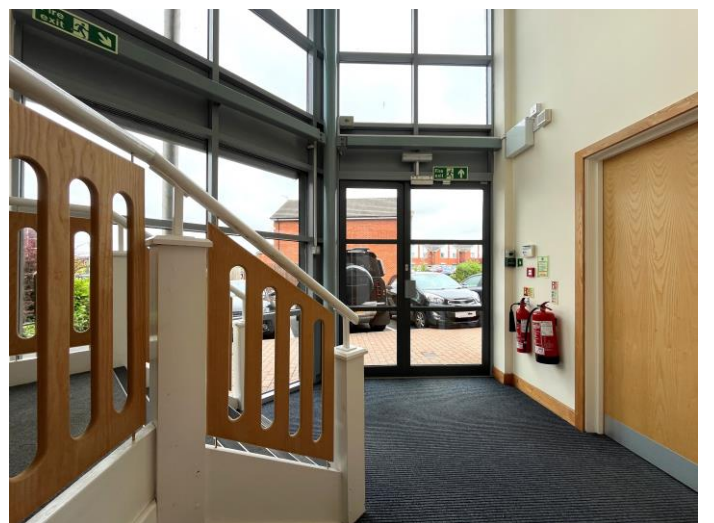
The 2025 Rating List entry is Rateable Value £12,500

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Ref I184

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