

to let



The industrial property specialists

NO. 45 / 46 (PART) APEX BUSINESS VILLAGE ANNITSFORD CRAMLINGTON NE23 7BF



- MODERN MID TERRACE TWO STOREY OFFICE ACCOMMODATION
- GROUND AND PART FIRST FLOOR - NIA: 184.98 M² (1,991 SQ FT)
- RENT: £22,000 PA
- SUB DIVISION & SALE OF THE WHOLE CONSIDERED
- INCENTIVES AVAILABLE SUBJECT TO LEASE TERM AND COVENANT

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF

LOCATION

The property is located in Apex Business Village, which is situated approximately 7.5 miles north of Newcastle upon Tyne and 2 miles south of Cramlington Centre.

It is ideally placed near the intersection of the A1 and A19 Junction, offering good transport links throughout the North East.

Apex Business Park also benefits from several local bus routes and a Petrol Service Station close by featuring Co-operative Store, McDonalds and Beefeater Public House.

The exact location is shown on the attached plan.

DESCRIPTION

The property is situated at the front of the business park and provides a modern double mid terrace, two storey office accommodation.

Constructed of brick design with a part glass frontage with pitched slated roof over.

Internally the ground and part first floor are fitted out to a modern standard, offering open plan and cellular office accommodation with shared kitchen and W.C. facilities, including a shared entrance lobby / reception area.

The office accommodation benefits from suspended ceilings, recessed lighting, perimeter trunking and carpet floor tiles.

Externally the business park is well maintained with soft landscaping.

The accommodation has the benefit of dedicated (numbered) car parking spaces close by.

ACCOMMODATION

From onsite measurements the premises have the following Net Internal Areas (NIA):

Ground Floor	132.59 m ²
First Floor	52.39 m ²

**TOTAL GIA 184.98 M²
(1,991 SQ FT)**

(The first floor could be separately let if required – full details upon request)

SERVICES

It is understood that all mains services are provided to the building, including mains gas, electric, water and drainage.

Heating is via a Combi boiler servicing radiators.

There is also a fire and security alarm system installed.

(It is recommended that all interested parties contact the local service providers to ensure that the services are operational.)

BUSINESS RATES

It is understood from the Local Rating Authority website that the premises will need to be re assessed upon occupation.

(All interested parties should contact the Local Authority to confirm these figures.)

SERVICE CHARGE

It is understood there is a nominal service charge payable for the maintenance and upkeep of common areas.

TENURE

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

A sale of the whole may be considered – full details upon request.

RENT

The landlord is seeking a market rent £22,000 pa. exc.

Incentives may be offered, subject to covenant and lease term.

ENERGY PERFORMANCE CERTIFICATE

B-49

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk



Map Information
 Scale: 1:5000
 Date:
 Reference:
 Order No: 000000



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Energy Performance Certificate

Non-Domestic Building



Unit 45 & Unit 46
Apex Business Park
Annitsford
CRAMLINGTON
NE23 7BF

Certificate Reference Number:
0350-0230-3639-8904-3002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

49 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	302
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	46.65

Benchmarks

Buildings similar to this one could have ratings as follows:

36 If newly built

72 If typical of the existing stock