



TO LET

Laverock Hall Business Unit, Laverock Hall Road, Cramlington, Northumberland, NE24 4HE

£10,000 per annum

Self-contained Offices To Let as a Whole

- Located in a rural setting with views over the countryside
- Peaceful working environment
- On site designated parking
- 1,490 sq ft (138.42 sq m)



Location

Laverock Hall lies approximately 1 mile north east of Cramlington and 2 miles south west of Blyth at the junction of the A192 and A1061. The development lies within ¼ mile of the A189 Spine Road which connects south east Northumberland with the A19 and A1 Trunk Roads and the Tyneside conurbation to the south. Newcastle is some 10 miles to the south.

Whilst close to both Cramlington and Blyth, Laverock Hall is in a rural setting, in an elevated position with splendid views over the surrounding countryside and east to the coastline.

Description

The property comprises a two storey former farm building converted to provide an attractive self-contained office. The development provides a peaceful working environment whilst still retaining excellent transport links to the main urban centres in the region.

The building is of part brick and part stone construction with a pitched and slated roof. The offices are fitted out to a high standard benefiting from the following: -

- Central heating
- Double glazed windows
- WC to each floor, accessible WC to ground floor
- Category II lighting

There is a good provision of on site parking and designated disabled parking spaces adjacent to the entrance of the property.

Accommodation

The accommodation is as follows: -

Ground Floor	760 sq ft	(70.61 sq m)
First Floor	730 sq ft	(67.81 sq m)
Total	1,490 sq ft	(138.42 sq m)

Tenure

The property is available to let on a new lease for a term of 3 years, or multiples thereof, with provision for 3 yearly upward only rent reviews. A service charge will operate to enable the landlord to recover a fair proportion of the costs of repairing the structure of the building and maintenance of the common areas and insurance. **Rent £10,000 per annum exclusive.**

Rating Assessment

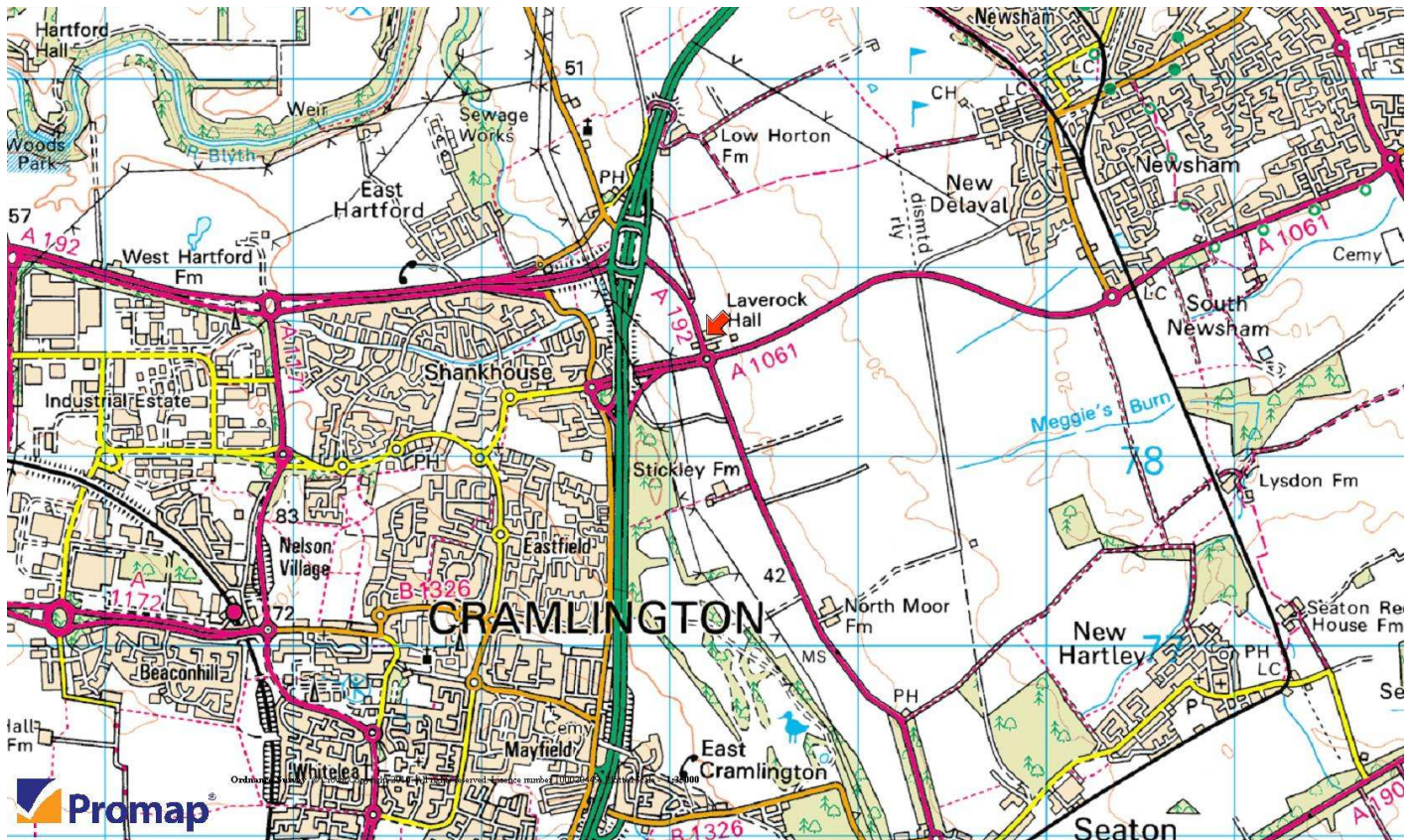
Rateable Value £7,600

The Uniform Business Rate for the year 2010/11 is 41.4 pence in the pound.

Viewing

By appointment through sole agents, Johnson Tucker LLP.

Subject to Contract



Johnson Tucker LLP, The Boathouse, Newburn, Newcastle upon Tyne, NE15 8NL
Tel: 0191 269 7890 Fax: 0191 229 1317 www.johnsontucker.co.uk

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Johnson Tucker LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Johnson Tucker LLP have no authority to make or enter into any such offer or contract.
 2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Johnson Tucker LLP, for themselves or for the Vendors/Lessors.
 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
 4. The Vendors/Lessors do not make, give or imply, nor do Johnson Tucker LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
- The statement does not affect any potential liability under the Property Misdescriptions Act 1991.