

TO LET

Self-Contained Modern office suite

Eltringham Works
Prudhoe
Northumberland
NE42 6LP



- 1st floor self-contained office
- High-specification accommodation
- Net Internal Area – 319.52 sq m (3,439 sq ft)
- All Inclusive Rent- £15,000 per annum

LOCATION

Eltringham Works is located less than 1 mile west of Low Prudhoe Industrial Estate and immediately west of the town of Prudhoe. Prudhoe is a town in Northumberland located just south of the River Tyne, 11 miles west from Newcastle upon Tyne.

The property is accessed off the A695, which provides a direct link to Newcastle city centre; and offers excellent transport links to the wider region. The A1(M) is only 14 miles away whilst Prudhoe railway station approximately only 500 metres away

DESCRIPTION

The property comprises a modern self-contained office on the 1st floor of a three story office building on the industrial Eltringham Works site.

The specification of the suite includes:

- Raised access flooring with both Cat 5 Ethernet ports and power sockets
- Suspended tile ceiling with recessed lighting
- Air conditioning
- Full wet heating system
- Aluminium framed windows
- Separate male & female toilets
- Kitchen facilities
- Separate boardroom
- 3 training/interview rooms
- Secure onsite parking for 8 cars plus visitor spaces

ACCOMMODATION

The property has the below net internal area

First Floor Office: **319.52 sq m / 3,439 sq ft**

TERMS

The suite is available to rent, for a number of years to be agreed, at an annual rent of £15,000 inclusive of rent, service charge and utilities.

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Office and premises: £11,264

The Small Business rate for the year 2020/2021 is 49.9 pence in the pound. Due to the Rateable Value being beneath £12,000, eligible businesses can qualify for full business rates relief. All interested parties are urged to make their own enquiries in this regard.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

The property has an energy performance certificate rating of C66

VAT

All figures quoted are exclusive of VAT where chargeable

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

By appointment only through Johnson Tucker LLP.
Contact Kristian Sorensen 07754 584 192 or Daniel Capobasso on 07968 618 948 or kristians@johnsontucker.co.uk / danielc@johnsontucker.co.uk



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