

17 & 19 Berrymoor Court  
 Northumberland Business  
 Park  
 Cramlington  
 Northumberland  
 NE23 7RZ

TO LET / FOR SALE

New Build Office Accommodation Available on Well Positioned  
 Business Park in Northumberland



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## LOCATION

Cramlington is a former new town located in the south east of Northumberland. The town is around 10 miles to the north of Newcastle upon Tyne, 8 miles to the south of Ashington and 4 miles to the south west of Blyth. According to the 2011 census the resident population of the town is 20,413.

Road communication links are excellent with the junction of the A19 and A1 being within 2 miles to the south west of the town centre. These are the two main trunk roads through the north east and give access to the regional and national road networks. Newcastle International Airport is within 15 minutes' drive time.

Cramlington is on the main east coast railway line and there is a commuter station for Newcastle upon Tyne where there are links to London in under 3 hours and to the rest of the UK.

## DESCRIPTION

The properties will comprise new build two storey semi-detached office buildings. We understand the buildings are to be constructed of brick elevations with a hipped span tile roof covering.

Internally the accommodation provides a ground floor reception area/foyer with a staircase leading to the first floor. There are separate male and disabled/female WCs and a kitchen off the reception areas.

In 17 Berrymoor Court the reception area leads to a rectangular shaped office on the ground floor which in turn leads to a further rectangular shaped store area extension.

The first floor accommodation provides further office accommodation.

## EPC

The properties are currently under construction and the EPC will be commissioned once constructed.

## VAT

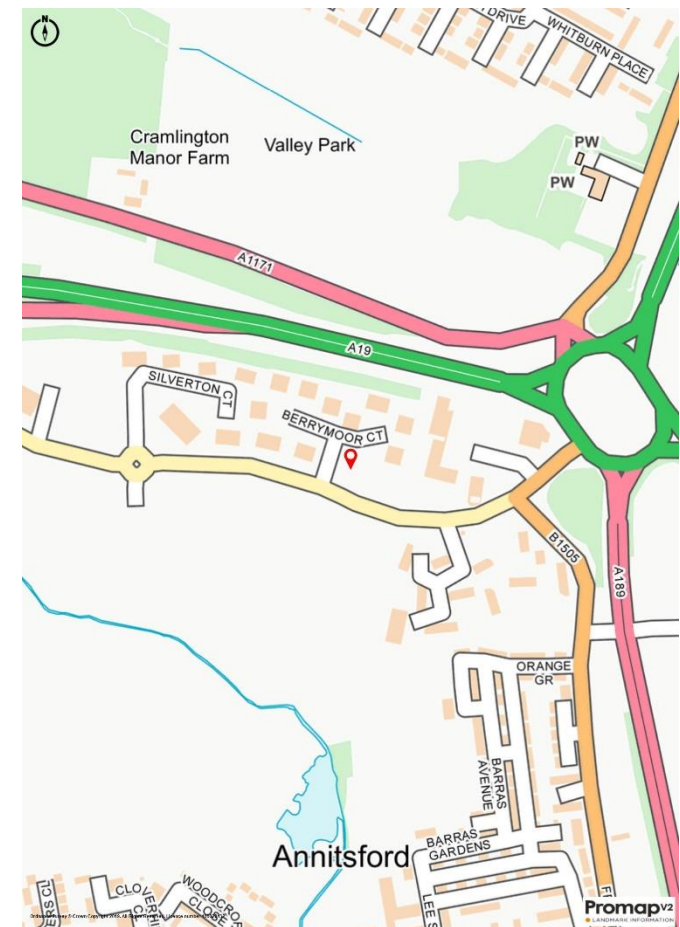
We understand the property is not elected for tax and therefore no VAT is payable.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## 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 purchaser / occupier.



## ACCOMMODATION

We understand floor areas to be as follows.

Plans are available upon request.

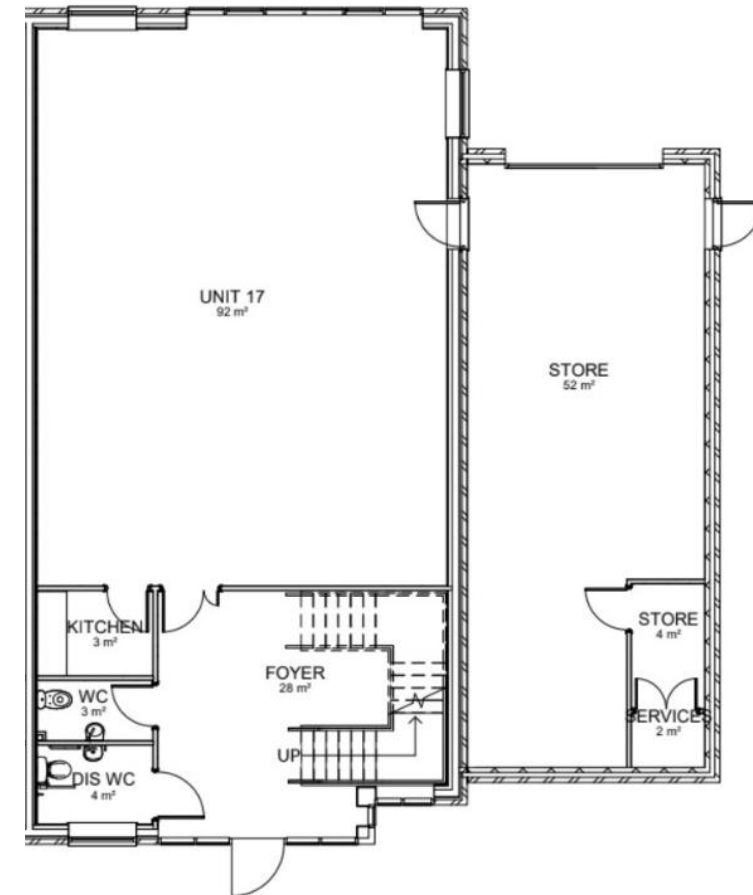
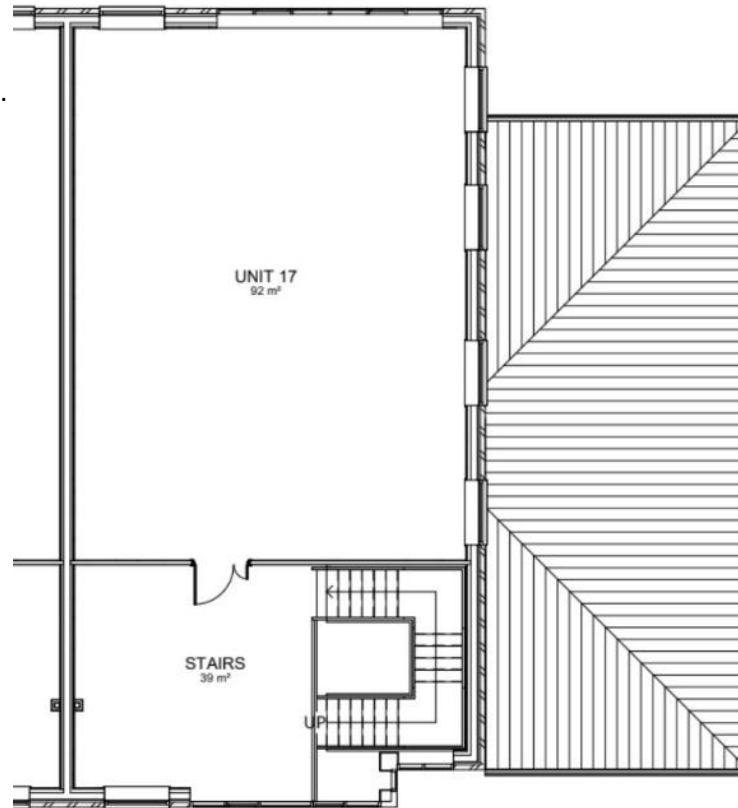
### 17 Berrymoor Court

#### Ground Floor

Reception Area	28 sqm / 301 sq ft
Disabled WC	4 sq m / 43 sq ft
WC	3 sq m / 32 sq ft
Kitchen	3 sq m / 32 sq ft
Office 1	92 sq m / 990 sq ft
Store	55 sq m / 592 sq ft

#### First Floor

Office 1	39 sq m / 420 sq ft
Office 2	92 sq m / 990 sq ft
<b>Total</b>	<b>316 sq m / 3,401 sq ft</b>



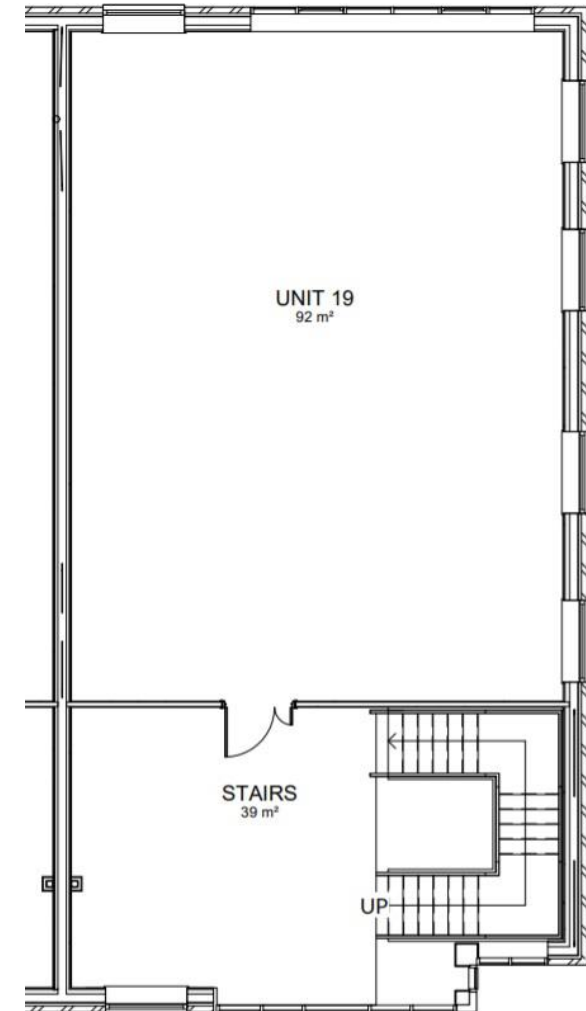
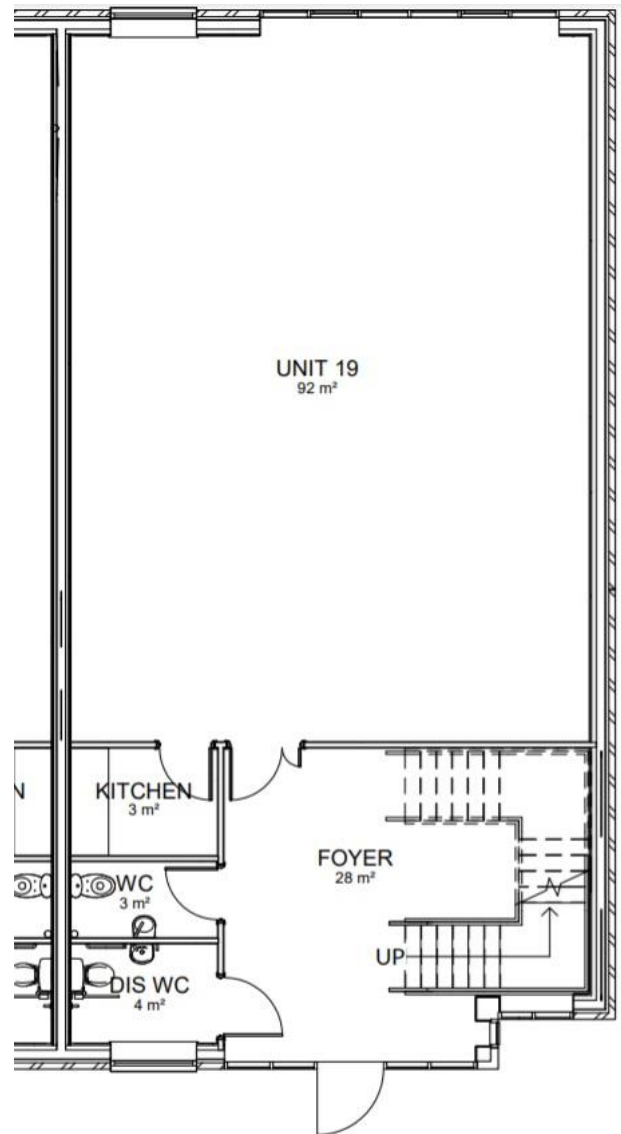
## 19 Berrymoor Court

### Ground Floor

Foyer/Reception Area	28 sq m / 301 sq ft
Disabled WC	4 sq m / 43 sq ft
WC	3 sq m / 32 sq ft
Kitchen	3 sq m / 32 sq ft
Office 1	92 sq m / 990 sq ft

### First Floor

Office 1	39 sq m / 420 sq ft
Office 2	92 sq m / 990 sq ft
<b>Total</b>	<b>261 sq m / 2,809 sq ft</b>



## PROPOSAL

### 17 Berrymoor Court

Freehold available for offers in excess of £425,000 alternatively the property is available to let at £41,000 per annum on full repairing and insuring terms.

### 19 Berrymoor Court

Freehold available for offers in excess of £380,000 alternatively the property is available to let at £36,500 per annum

## VIEWING

Strictly By appointment through Johnson Tucker LLP. For more information please contact:

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