

4 LINNET COURT

CRAWLEDGE BUSINESS PARK, ALNWICK
NORTHUMBERLAND, NE66 2GD

- Popular Business Park Location
- GIA 264.58 sq m / 2,848 sq ft
- £38,500 per annum



GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

DESCRIPTION

Mid terrace two storey office building.

The ground floor comprises smaller modular office space with WC.

The first floor comprises a large open plan office space.

There are demised parking spaces to the front of the property with additional unallocated spaces in the middle of the estate.

LOCATION

The property is located in Linnet Court, in Cawledge Business Park, Alnwick, Northumberland.

Cawlegde business park is in close proximity to the A1(M) and the A1068 which provides access to Alnwick town centre.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been instructed and certificate will be provided as soon as possible.

BUSINESS RATES

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

2023 - Office and Premises - £32,750

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

TERMS

The premises are available by way of a new effective full repairing and insuring lease at a rent of £38,500 per annum. All other terms are to be agreed by negotiation. There is a service charge of £3,311.92.

VAT

All rents and prices quoted are subject to Value Added Tax (VAT) which will be charged at the prevailing rate.

ACCOMODATION

Total	264.58 sq m	2,848 sq ft
-------	-------------	-------------

VIEWINGS

Viewings are strictly by prior appointment with George F. White. For more information please contact:

Danielle Clough

Mob: 07590 183 178

Email: danielleclough@georgefwhite.co.uk

Kristian Sorensen

Mob: 07586 128 092

Email: kristiansorensen@georgefwhite.co.uk

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.

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought.

All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.





LOCATION PLAN

© Crown copyright and database rights 2021 OS Licence Number 0100031673. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. Not to scale. For illustration purposes only.

