

GAVINBLACK
— & PARTNERS —



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REDUCED QUOTING TERMS

FULLY FITTED AND FURNISHED MODERN OFFICES

TO LET (MAY SELL)



**UNIT 47, APEX BUSINESS VILLAGE
ANNITSFORD
CRAMLINGTON
NEWCASTLE UPON TYNE
NE23 7BF**

583 SQ FT - 1,320 SQ FT

LOCATION

Apex Business Village is ideally situated close to the A189/A19 junction. The A1 is located 3 miles to the west of the property and Newcastle city centre 6 miles to the south. The property is therefore ideally located for both the A1 and A19 with easy access to Newcastle International Airport.

DESCRIPTION

The property is a modern two-storey office building which has been superbly fitted-out with an attractive reception, private offices and a glazed boardroom. The property has a kitchen, male and female WC accommodation together with four designated car spaces.

SPECIFICATION

- Suspended ceilings
- Perimeter trunking
- Electric Dimplex radiators
- Carpeting
- Fully fitted with boardroom
- Private offices
- Office furniture available if required
- Kitchenette
- Male and Female WC facilities (1 disabled)



ACCOMMODATION

The property has the following approximate net lettable floor areas:

First Floor	68.52 m ²	737 sq ft
Ground Floor	54.13 m ²	583 sq ft
Total	122.65 m²	1,320 sq ft

The property is available on a floor-by-floor basis.

TERMS

The property is available on a new lease for a term by arrangement.

Our clients may be prepared to sell their freehold interest. Further details upon application.

RENT

£15,000 per annum exclusive of rates and service charge.

RATEABLE VALUE

According to the Valuation Office Agency website the property has a rateable value of £15,000. Based on the current multiplier of 42.6p rates payable will be approximately £6,390.

