

FOR SALE/TO LET

Prestigious Self Contained Office Accommodation
3 Silverton Court, Northumberland Business Park,
Cramlington, NE23 7RY



- **Rare Freehold Opportunity**
- **Established Location**
- **5,363 ft² (498.28m²)**
- **Mixture of Open Plan and Cellular layout**
- **26 Dedicated Car Parking Spaces**

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Location

The property is located in Northumberland Business Park which is a popular location for office occupiers. 3 Silverton Court is situated approximately 6 miles north of Newcastle upon Tyne and is strategically located on the A189 and A19 interchange. The interchange provides easy access to the A1 and wider region.

Northumberland Business Park benefits from excellent amenities with Co-op food store, Willow Farm family pub and restaurant, McDonalds and Premier Inn all within short walking distances.

Description

3 Silverton Court provides a prestigious self-contained office which is spread across two floors and benefits from 26 dedicated car parking spaces.

The offices available are over ground floor and first floor and benefit from the following specification:

- Ground Floor Reception Area.
- Raised Access Floors with Floor Boxes.
- Air Conditioning.
- Suspended Ceiling incorporating LED Lighting.
- WC & Shower Facilities.
- Lift Access.
- First Floor Kitchen & Breakout Area.

Accommodation

The property extends to the following floor areas:

	M ²	Ft ²
Reception	17.07	184

Ground Floor	231.59	2,492
First Floor	249.62	2,687
Total	498.28	5,363

Price/Rent

Offers are invited in the region of £650,000. Rent – further information is available on request.

Estates Charges

There will be a small estate charge levied to cover the costs of maintaining the common areas of the estate.

Rating Assessment

We understand from the VOA, the office has a Rateable Value of £58,000. We would recommend any interested parties speaking with Northumberland County Council to verify the current Rates Payable.

EPC

The building has an Energy Rating of B(47). A full copy of the certificate is available for inspection upon request.

Legal Costs

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

Money Laundering

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.

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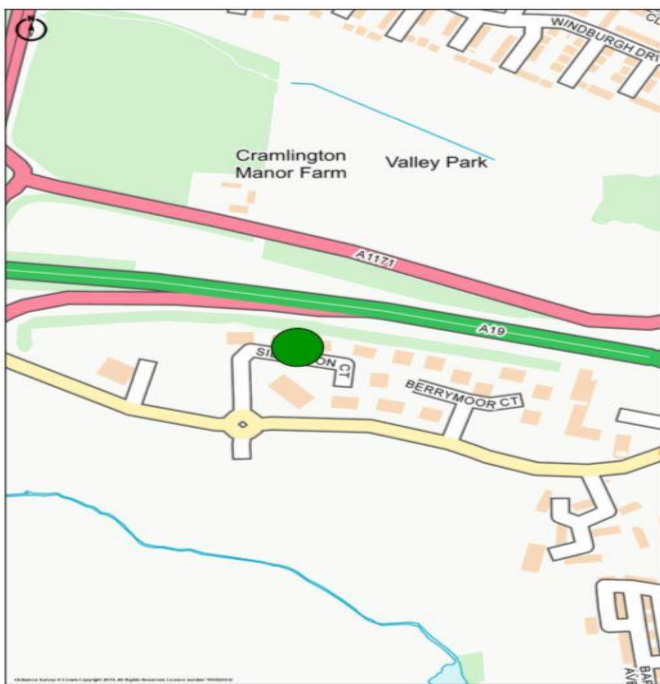
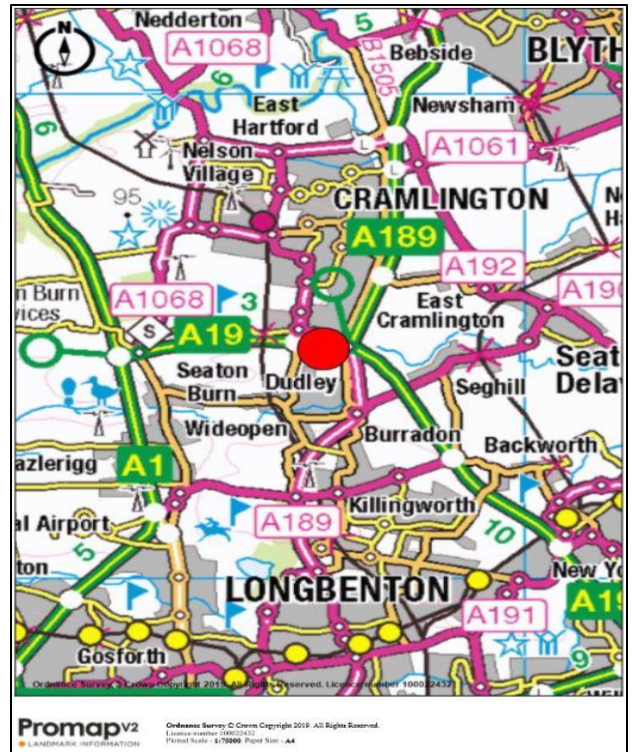
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Code of Practice

The landlord accepts the principals of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT



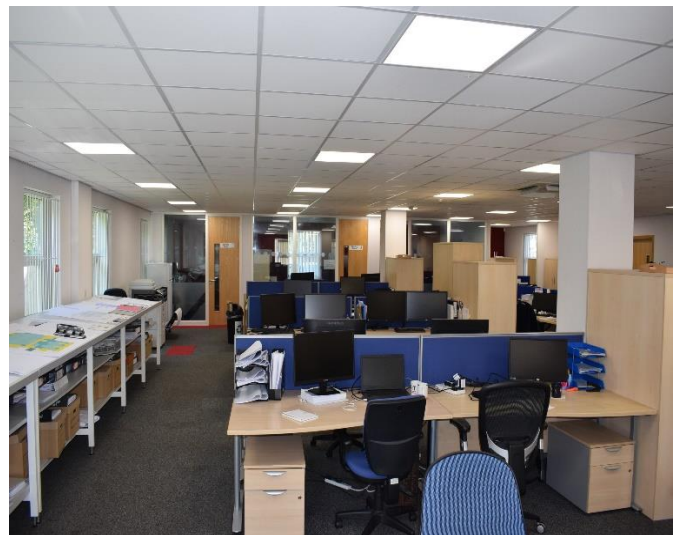
NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

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(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them

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