



Office Accommodation

936 ft² (87 m²)

- Incentives Available
- Self-Contained Office Suites
- On Site Parking
- Modern Accommodation

For further information please contact:

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TO LET

Telford Court, Morpeth, Northumberland,
 NE61 2DB

Location

Telford Court is located on the outskirts of Morpeth, a historic market town in Northumberland. It lies approximately 1 mile south of the town centre.

The accommodation benefits from being within walking distance of Morpeth train station where trains run frequently to Newcastle City Centre. The offices front the A197 and are located approximately 1.5 miles east of the A1 which provides links to the wider region and to the north and south of the country.

Description

The subject offices comprise two double storey buildings made up of 16 suites.

The suites have the benefit of the following specification:

- Carpeted flooring
- Gas central heating
- W/Cs
- Kitchenettes
- EPC ratings C-D
- 5 parking spaces per unit
- LED Lighting
- Perimeter trunking

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate gross internal areas:

Suite	M ²	Ft ²
13	87	936
14	87	936
Total	174	1,872

The suites can be let individually or can be altered to accommodate larger requirements.

Term

The suites are available to let by way of a new internal repairing and insuring lease for a term of years to be agreed.

Rent

The suites are available on incentivised terms at a rate of £13.76 per square foot.

Maintenance Rent

The maintenance rent for the upkeep of the estate is £0.70 per square foot exclusive. Building insurance is included in the maintenance rent.

Services

The property benefits from all mains services none of which have been tested or are warranted. Interested parties should satisfy themselves in this respect.

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

- these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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- No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

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EPC

The suites are rated from Band B-D, copies are available on application.

Rating Assessment

Interested parties are advised to make their own enquiries with the local authority.

Suite	Rateable Value
13	£11,750
14	Make enquires

Legal Costs

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

Code of Practice

The landlord accepts the principles 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.



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