

To Let



Berwick Workspace

Boarding School Yard, 90 Marygate, Berwick, TS15 1BN

 **naylors**

To Let

Serviced Office Workspace

216 – 636 Sq Ft
(20.07 – 59.08 Sq M)

- Manned reception
- Access to meeting rooms
- Located in the heart of the Town Centre
- Close to a range of amenities



Location

Berwick Workspace is located in the historic market town of Berwick-upon-Tweed, Northumberland – the most northern town in England. Situated just a short distance from the A1, the office offers excellent transport links to both Edinburgh and Newcastle, making it easily accessible from across the region. The location provides a scenic and inspiring setting while remaining close to local amenities, shops, and public transport connections, including Berwick railway station on the East Coast Main Line.

Description

Berwick Workspace is located at the heart of Berwick-upon-Tweed town centre, on Marygate. The centre provides 35 modern, high quality office spaces, together with meeting and event facilities. Berwick Workspace offers a range of facilities including:

- Office Space ranging from 9 sqm – 59 sqm
- Meeting Room availability
- Virtual Office Service
- Hotdesk co-working availability
- Reception services
- Dedicated fast fibre
- 24/7 access, CCTV and alarms
- Free parking and EV points in close proximity

Accommodation

The following suites are currently available:

107	636 sq ft	(59.08 sq m)
205	313 sq ft	(29.08 sq m)
208	216 sq ft	(20.07 sq m)
209	323 sq ft	(30.01 sq m)
210	334 sq ft	(31.03 sq m)
211	615 sq ft	(57.13 sq m)

Terms

The suites are available to let by way of standard tenancy agreements for a term of years to be agreed.

Rent	Per annum (excl. VAT)
107	£10,800
205	£5,316
208	£3,888
209	£5,484
210	£5,676
211	£10,440

EPC

The building has an EPC rating of B 30.

Legal Costs

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

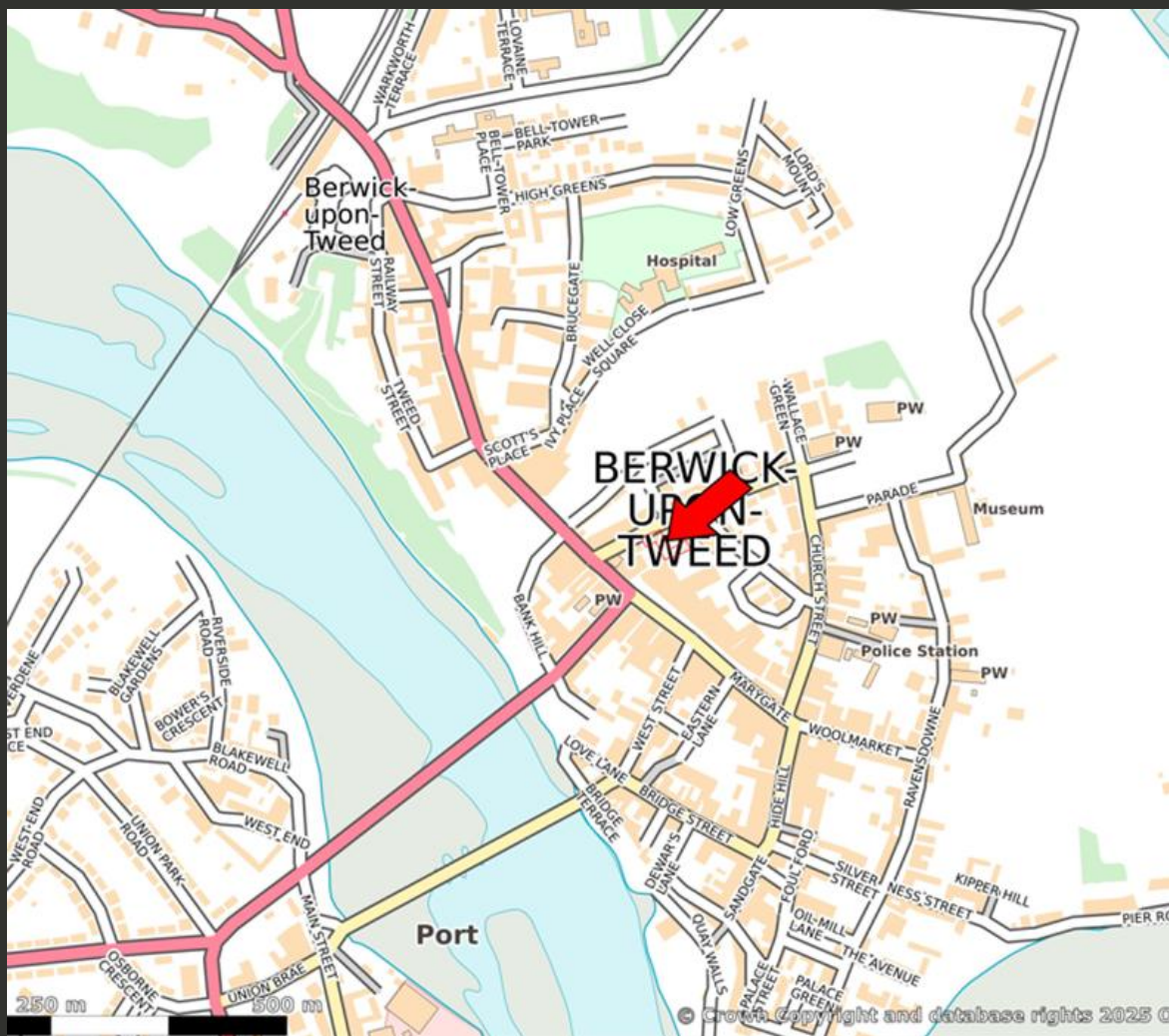
VAT

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

Anti-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 tenant(s).





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