

For Sale



Unit 3, Silverton Court

Northumberland Business Park, Cramlington, NE23 7RY

 **naylors**

For Sale

Self Contained Office Accommodation

5,179 Sq. Ft (481.21 Sq M)

- Freehold Opportunity
- Established location
- 26 dedicated car parking spaces
- Self Contained Building



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 Asda Express, 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

We estimate that the net internal area for the property is as follows:

Ground Floor	2,492 sq. ft (231.59 M2)
First Floor	2,687 sq. ft (249.62 M2)
Total	5,179 sq. ft (481.21 M2)

Sale Price

£675,000 for the Freehold.

Estate Charge

Available upon request.

EPC

The property has an EPC rating of C53.

Legal Costs

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

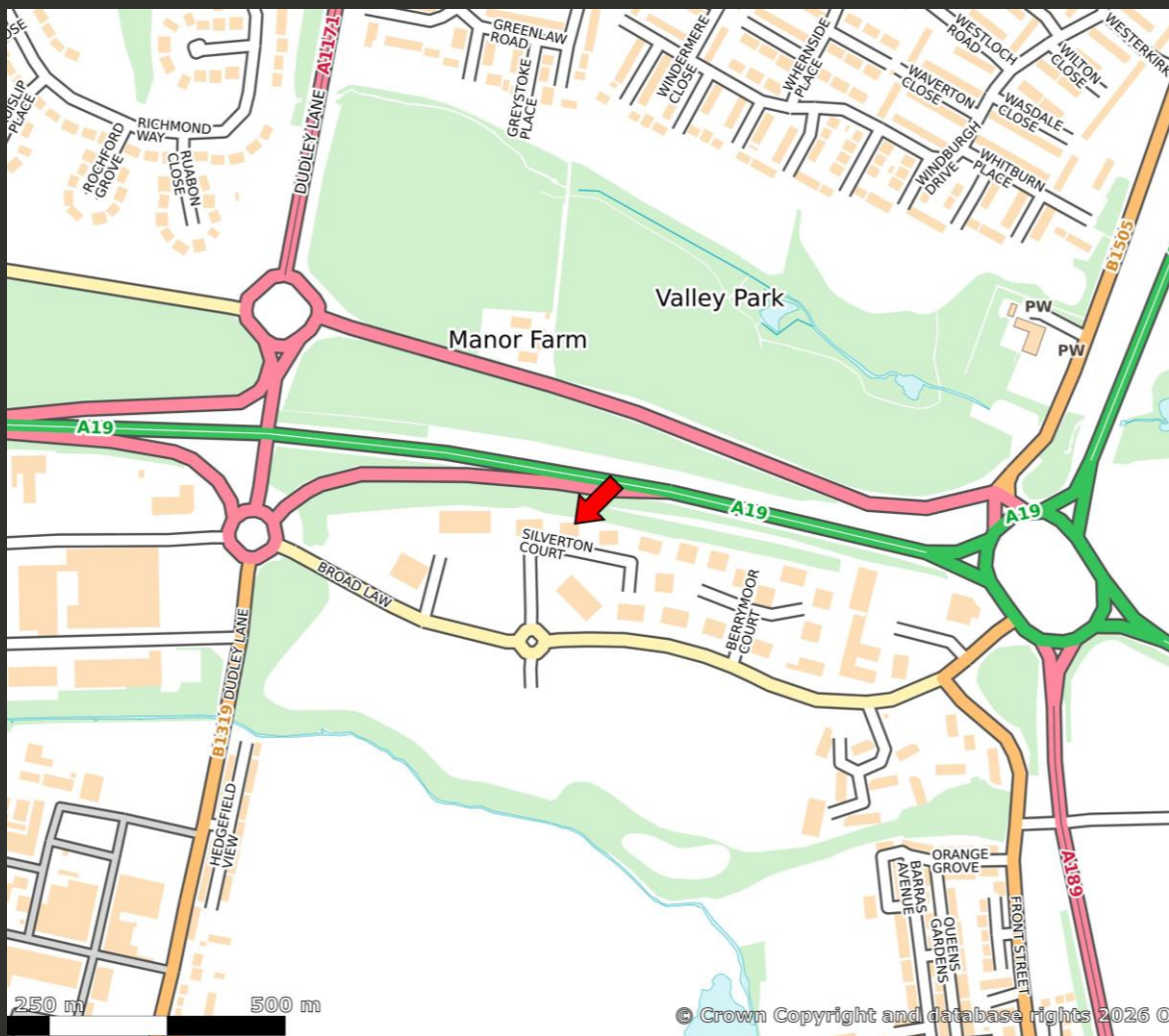
VAT

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 Purchaser(s).





For further information please contact:

Ellie Combe
T: 07544 655 575
E: elliecombe@naylor.co.uk

Jessica Ross
T: 07702 528 881
E: jessicaross@naylor.co.uk



Naylor's
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylor.co.uk

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