

To Let



Telford Court

Morpeth, Northumberland, NE61 2DB

 **naylors**

To Let

Office Accommodation

936 Sq Ft (87 Sq M)

- Incentives available
- Self-contained office suites
- On site parking
- Modern accommodation



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 and comprises of the following NIA areas:

Suite 10 (FF)	936 sq ft	(87 sq m)
Suite 11 (FF)	936 sq ft	(87 sq m)
Suite 12 (GF)	936 sq ft	(87 sq m)

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 psf.

Service Charge

A service charge is payable for the common areas within the unit. There is also a small charge levied to cover the cost of maintaining the external areas including landscaping, street lighting and estate roads.

Maintenance Rent

The maintenance rent for the upkeep of the estate is £0.70 psf 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.

EPC

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

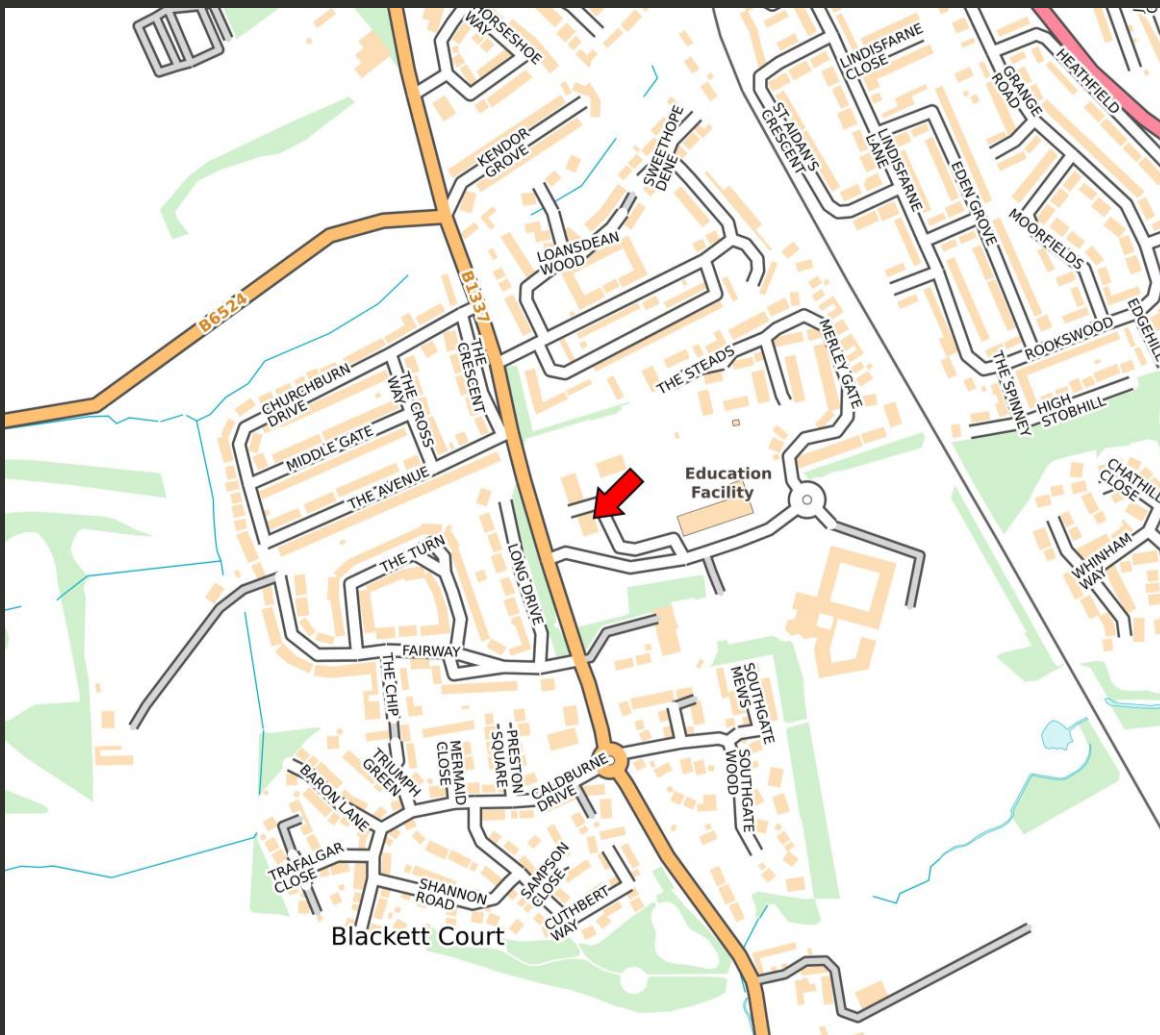
Rateable Value

Available upon application.

Legal Costs

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





NAYLORS GAVIN BLACK LLP trading as NAYLORS for themselves and for the vendors and lessors of the property give notice that: (i) 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. (ii) All descriptions, 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 Naylor's 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. (iii) No person, either principals or employee, at NAYLORS has any authority to make or give any representation or warranty in relation to this property. (iv) 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

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's 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).

For further information please contact:

Jessica Ross
T: 07702 528 881
E: jessicaross@naylor's.co.uk

Ellie Combe
T: 07544 655 575
E: elliecombe@naylor's.co.uk



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

T: +44 (0)191 232 7030
naylor's.co.uk