



First Floor, Unit 37 Apex Business Centre, Annitsford, NE23 7BF

- First Floor Office Space within Business Centre
- Floor Area
- Excellent Links to A19 & A1(M)
- Allocated Parking Bays
- Very Well Presented
- New Flexible Lease Terms Available

Rent: £9,600 per annum

COMMERCIAL

Location

Apex Business Centre is well located, with links to A19, A1 and A189 within close proximity. Situated within walking distance of the Moor Farm roundabout (which links the A19 & A189 roads), the business centre has a large range of various tenants and has become a great hub for many companies.

Nearby facilities including Co-operative Petrol Station, Beefeaters, McDonalds & Premier Inn.

Description

A first floor office space with a floor area circa 67.17 sq.m. (723.01 sq.ft.).

Internally the unit consists of open plan office space, with a rear boardroom and kitchenette.

There are shared w/c facilities, on the ground floor (lobby area).

The unit is well presented, with suspended ceilings, air conditioning, carpeted and an allocated parking, at the front, also benefitting from an alarm system.

Area	sq. m.	sq. ft.
Main Office	49.17	529.35
Boardroom	18	193.75
Total	67.17	723.01

Tenure

Leasehold – The unit is available by the way of a new full repairing and insuring lease.

Rent

£9,600 per annum

Services

Utilities are shared 50/50 split, with the ground floor tenant.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2023 Rating List entry is Rateable Value TBC

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref H930

Prepared 9th January 2024



COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573



RICS

The mark of property professionalism worldwide