



Office 6, 24 Abbey Meadows, Kirkhill Shopping Centre, Morpeth NE61 2BD

- Modern First Floor Office Suite
- Floor Area 613 sq. ft. (56.9 sq. m.)
- Double Glazed, Gas Central Heating, Wi-fi
- Kitchen & Shower Facilities
- Well Located in a Predominantly Residential Area
- Two Designated Parking Bays
- Suitable for a Variety of Uses stpp

Rent: £6,500 per annum

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Location

The office space is located within a small shopping parade in Kirkhill a residential suburb of Morpeth circa 0.6 miles south west of the town centre more particularly the office is situated on the north side of Abbey Meadows and Woodhill Drive in a residential area.

Morpeth is a historic market town in Northumberland located 14 miles north of Newcastle upon Tyne, 5 miles west of Ashington and 18 miles south of Alnwick The A1 is 1 mile to the west providing access to Newcastle to the south and Edinburgh to the north.

Description

The property comprises a self-contained first floor office which forms part of a small shopping parade. The unit being 613 sq. ft. (56.9 sq. m.) has a modern contemporary feel. The entrance is rendered with modern door, gas central heating, double glazing, new kitchen/shower room and Wi-fi. The unit will suit a variety of uses subject to the use class.

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Rent

£6,500 per annum, to be paid quarterly in advance.

Rental Deposit

£1,625

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £4,850

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

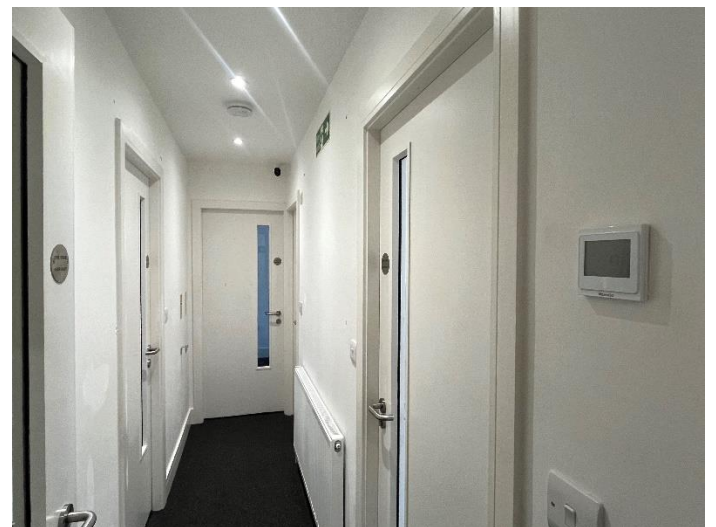
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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I134 (Version 2)

Prepared: 15th November 2024

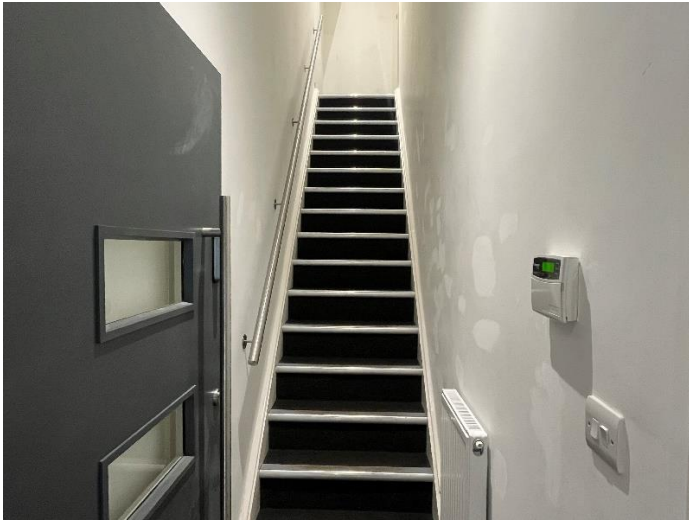
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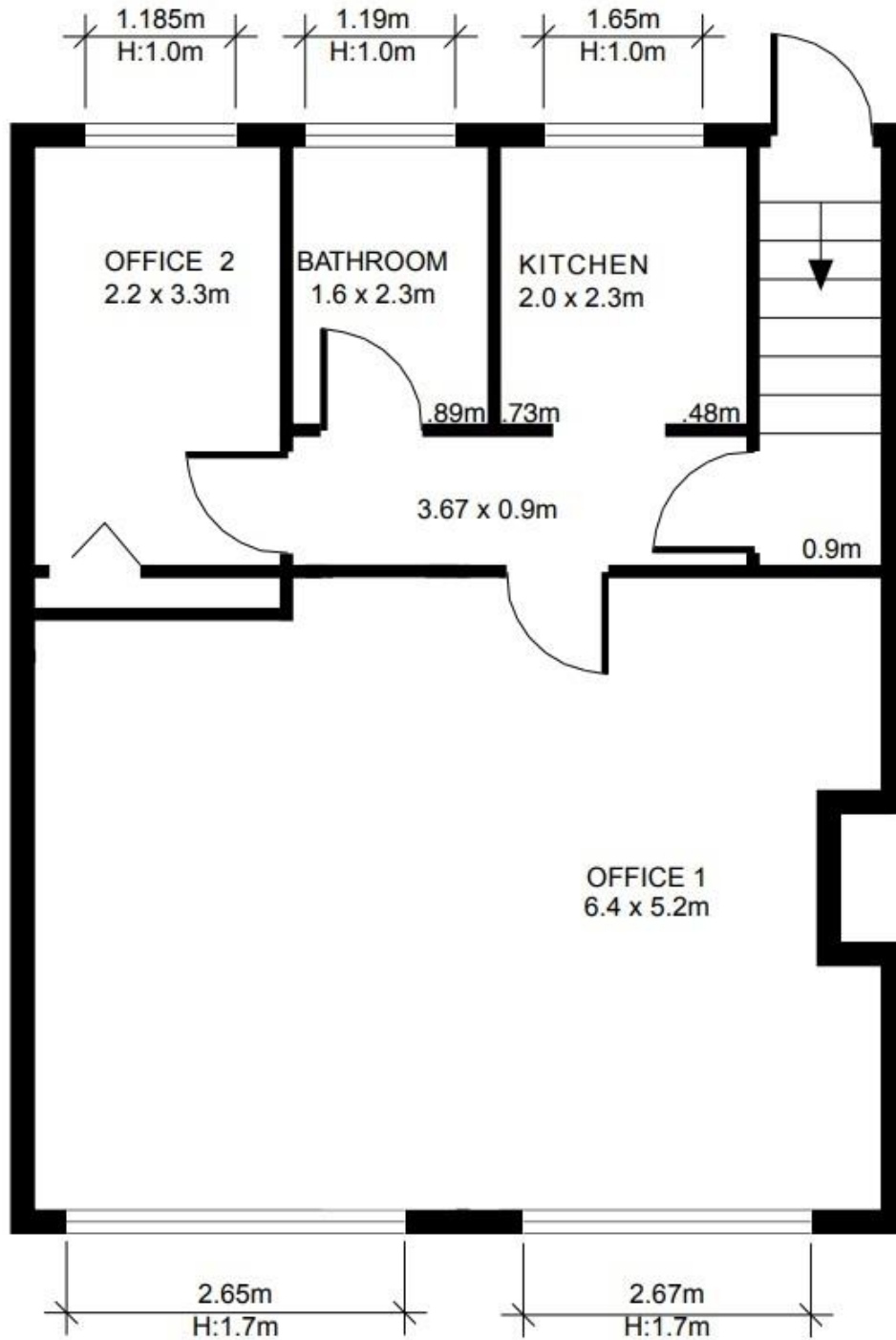
Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this 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.

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Abbey Meadows, NE61 2BD - 613sq ft



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