



## Unit 31 Apex Business Centre, Annitsford, NE23 7BF

- Two Storey Office Space within Business Centre
- Floor Area circa 130.28 sq.m. (1,402.32 sq.ft.)
- Excellent Links to A19 & A1(M)
- Allocated Parking Bays & Electric Car Charge Point
- Very Well Presented
- Great Owner Occupy/Investment Opportunity

**Freehold: Offers in Excess of £160,000 (+vat)**

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## 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

Two storey well-presented office space, of brick construction.

Internally the unit consists of ground floor office space and kitchenette. The first floor consists of open plan office space.

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

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

Floor	Area	sq. m.	sq. ft.
Ground	Office	5345	575.33
	Lobby & WCs	16.76	180.40
First	Office	60.07	646.59
	<b>Total</b>	<b>130.28</b>	<b>1402.32</b>

## Tenure

Freehold

## Price

Offers in Excess of £160,000 (+vat)

## Viewing

Strictly by appointment through this office.

## Service Charge

There is a monthly charge of £90 to go to the Apex Business Village.

This covers grass cutting, window cleaning, road de-icing and general maintenance.

## Rateable Value

The 2023 Rating List entry is Rateable Value £12,500

## Important Notice

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Ref I063

Updated November 2024







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