



## Unit 37 Apex Business Centre, Annitsford, NE23 7BF

- Tenanted Two Storey Office Space within Business Centre
- Floor Area circa 141.23 sq.m. (1,520.2 sq.ft.)
- Generating Rental Income of £18,600(+vat) per annum
- Rental Yield 9.54% on Asking Price
- Very Well Presented
- Allocated Parking Bays

**Freehold: £195,000 (+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, kitchen, storage room and smaller office. The first floor consists of open plan office space, with a rear boardroom and kitchenette.

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.

Floor	Area	sq. m.	sq. ft.
Ground	Main Office	44.53	479.31
	Kitchen	4.64	49.94
	Office	4.62	49.72
	Store Cupboard	2.62	28.20
	Lobby & WCs	17.65	190.00
First	Main Office	49.17	529.35
	Boardroom	18	193.75
	<b>Total</b>	<b>141.23</b>	<b>1520.2</b>

## Tenants

Aurora Care – 4 years from November 2024 - £9,000(+vat) per annum

Labour Party – 4 years from November 2024 - £9,600(+vat) – break at year 2

## Tenure

Freehold

## Price

£195,000 (+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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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 H930a

Updated November 2024



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