



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)
- 4 Allocated Parking Bays & Electric Car Charge Point
- Available Furnished or Unfurnished
- New Lease Terms Available

Rent: £17,500 (+vat) per annum

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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, carpeted throughout and four allocated parking bays, at the front and side, also benefitting from an alarm system and electric car charge point.

The property is currently undergoing some minor refurbishment, including installation of led panel lights.

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

Rent

£17,500 (+vat) per annum

A new lease terms are available.

Viewing

Strictly by appointment through this office.

Service Charge

There is a monthly charge of £90.

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

Additional Notice

The property is available either furnished or unfurnished. Landlord would consider assisting with some works/layout changes, if required.

Rateable Value

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

Important Notice

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