



## FOR SALE / TO LET

Modern Office Accommodation

Units 2a & 2b Atley Business Park, Cramlington NE23 1WP



### Location

Atley Business Park is situated within North Nelson Industrial Estate in close proximity to the A1/A19 intersection approximately 3 miles to the south-west and Newcastle International Airport approximately 7 miles to the south-west.

### Description

The premises comprise two semi-detached office buildings of steel framed construction with blockwork elevations incorporating high level profiled cladding.

Each unit provides an open plan office with a meeting room, kitchen and WCs together with attic storage. The specification includes perimeter data cabling, electric heaters, Cat II lighting and intruder alarm.

Externally each unit benefits from designated car parking with the overall development being enclosed by perimeter security fencing with gated access.

### Accommodation

Unit 2a	91.4 sq m	(984 sq ft)
Unit 2b	91.4 sq m	(984 sq ft)

### Terms

The premises are available either to purchase, or to let for a term of years to be agreed. Further details available upon request.

### Price

Unit 2a	£125,000
Unit 2b	£125,000

### Rental

Unit 2a	£15,000 per annum
Unit 2b	£15,000 per annum

The rentals are inclusive of service charge and business rates.

### Service Charge

There is a service charge payable in respect of common services and maintenance, further details available upon request.

### Rateable Value

Unit 2a	£4,500
Unit 2b	£5,200

For further information contact Blyth Valley Borough Council.  
Tel 01670 542542.

### Legal Costs

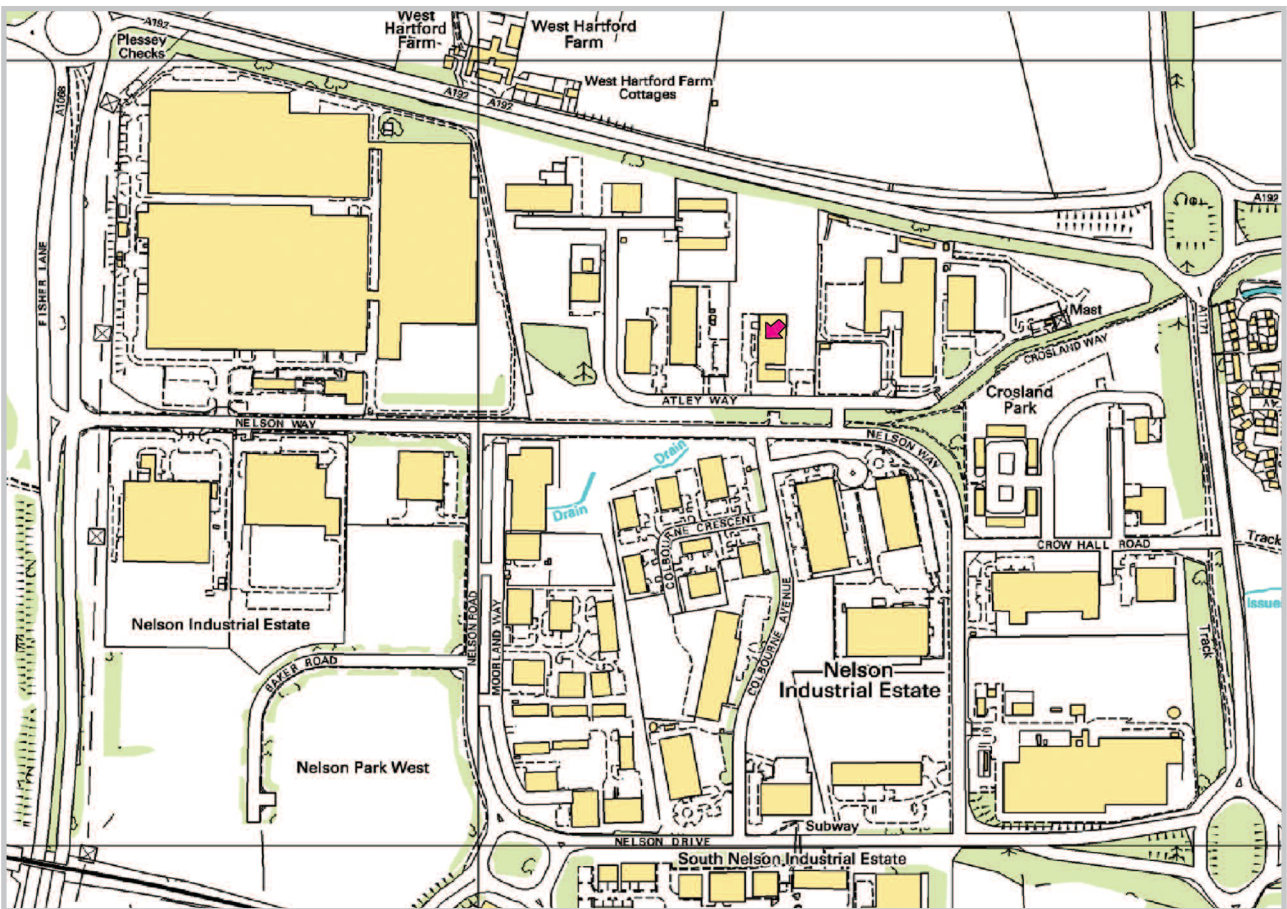
Each party is to be responsible for their own legal costs incurred in the transaction.

### VAT

All prices, premiums and rents etc, are quoted exclusive of VAT at the prevailing rate.

### Viewing

Strictly by prior appointment with sole agents MJM Commercial.  
Tel 01661 881779.



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