R.A Jackson & son
Est. 1830

8 Ellington Business Centre, Ellington, NE61 5HB

£643 Per Month

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The property is located at Ellington Business Centre in Ellington, Northumberland on the north east coast of England.

The property is a serviced office suite contained within Ellington Business Centre.

The unit has an intercom entry system, a parking space and use of communal facilities.

LOCATION

The property is located at Ellington Business Centre in Ellington, Northumberland, on the North East coast of England. The location lies approximately 17.5 miles north of Newcastle, 6 miles north east of Morpeth and 3 miles north of Ashington.

Ellington Business Centre is situated on the south west side of Lynemouth Road on the southern fringe of the village. New residential development is being constructed around the centre and a new Co-Op convenience store is nearby.

DESCRIPTION

The property is a serviced office suite contained within Ellington Business Centre. Internal finishes within the office are modern, including a suspended panel ceiling.

The unit has an intercom entry system, a parking space and use of communal facilities. These include a main entrance area, toilets (including disabled) and kitchen facility.

Maintenance of the common areas, utilities and management charges are covered within a service charge.

ACCOMMODATION

Office Suite

42 sqm (454 sqft)

SERVICES

All mains services are connected to the property. Utilities costs are included in service charges.

RATING LIABILITY

The property will need to be reassessed for business rates.

TENURE

The property is available by way of a 2 year lease

RENT

£4540 per annum.

SERVICE CHARGE

The property is subject to a service charge in respect of upkeep and maintenance of common areas. Service charge is £3178 currently charged at £7 per square foot and is reviewed annually in April. There is also £50 P/A contribution to buildings insurance.

ENERGY PERFORMANCE

The property currently has a rating of 88D.

LEGAL COSTS

Each party will be responsible for their own costs in this transaction.

MONEY LAUNDERING OBLIGATIONS

In accordance with the Anti-Money Laundering Regulations the Tenant will be required to provide two forms of identification and proof of the source of income.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information can be found at https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings
Commercial Sales and Lettings
Professional Valuation of Commercial and Residential Property
Home-buyer Survey and Valuation
Property Management
Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

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