



2 Ellington Business Centre, Ellington, NE61 5HB
£220 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

14.4 sqm (155 sqft)

SERVICES

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

RATING LIABILITY

The property has yet to be assessed.

TENURE

The property is available by way of a licence agreement.

RENT

£1,550 per annum

SERVICE CHARGE

The property is subject to a service charge in respect of upkeep and maintenance of common areas. This also includes a share of the buildings insurance. Service charge is currently calculated at £7 per square foot, reviewed annually on 31st March.

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.

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