R.A Jackson & son
Est. 1830







Unit 10 Ellington Business Centre, Ellington, NE61 5HB

£290 Per Month

Unit 10 Ellington Business Centre, Ellington, NE61 5HB

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

19 sqm (204.5 sqft)

SERVICES

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

RATING LIABILITY

According to the Valuation Office Agency (VOA) the premises currently has a Rateable Value of £1,400.

TENURE

The property is available by way of a new lease .

RENT

£2,045 per annum

SERVICE CHARGE

The property is subject to a service charge in respect of upkeep and maintenance of common areas. Service charge is currently calculated at £7 per square foot, however the Landlord reserves the right to review this on an annual basis. Buildings insurance contribution of £50 pa is payable.

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.

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



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