R.A Jackson & son
Est. 1830







13 Ellington Business Centre, Ellington, NE61 5HB

£51 Per Week

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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
Available from early March 2026.

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
30th June 2025 to present - £1,175
from 1 April 2026 - £1,600

TENURE
The property is available by way of a 2 year lease.

RENT
£1,550 Per Annum

SERVICE CHARGE
The property is subject to a service charge in respect of upkeep and maintenance of common areas. Service charge is £1085 P/A 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:

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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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