

NE61 2DB

# OFFICE

Telford Court, Loansdean, MORPETH

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# OFFICE

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## TO LET

SIZES FROM

**665 - 936 sq ft**

61 - 88 sq m

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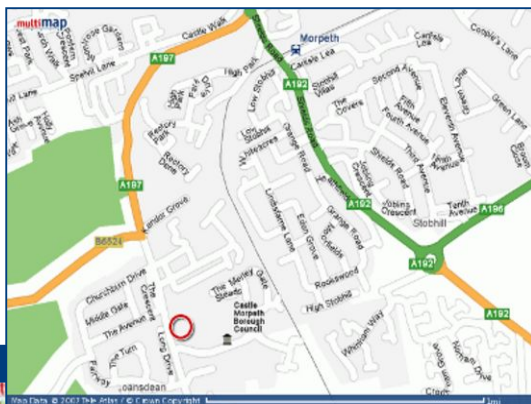
**WHITTLE  
JONES**  
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**0191 221 1999**  
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## Location

The development is situated on the Southern outskirts of Morpeth town centre set in landscaping fronting the A197, adjoining the Fire Station and County Hall. The town centre is approximately one mile to the north and access to the A1 is approximately one mile to the south.



## Description

The development comprises 16 units in two pavilions, each of two storeys. Each suite is self contained and has its own individual access. The development has been designed to enable units to be adjoined vertically and horizontally. Each unit is carpeted and provided with gas central heating, toilets, kitchen area, recessed light fittings and intruder and fire alarms. External doors and ground floor windows have security shutter protection.

## Tenancy Terms

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by fixed 3% per annum
- Tenant responsible for payment of rates and utility charges

## Rent

Rent on application.

## Rates

For confirmation of the Rateable Value and the actual rates payable for a property please contact the local council. 'Small Businesses' should enquire as to whether Small Business Rates Relief is available.

## Financial Assistance

Enquiries in the first instance should be directed to the local council Economic Development Department who should be able to advise of the availability of any grant funding.

## Viewing

Please contact Whittle Jones North East to arrange an appointment.

## Energy Performance Certificates

Energy Performance Certificates available from Landlord.

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