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TO LET

**TELFORD
COURT**

MORPETH | NORTHUMBERLAND | NE61 2DB

OFFICE SUITES

665 - 936 sq ft (61 - 87 sq m)

KEY FEATURES

- Self contained office suites
- Individual ground floor access
- Landscaped development off A197
- Designated on site parking
- Flexible terms available



CONTACT US:



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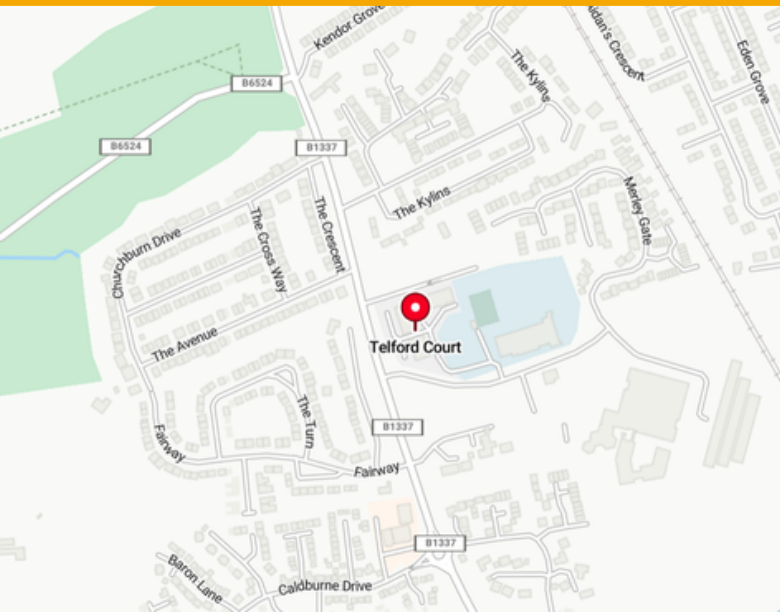
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TELFORD COURT

MORPETH | NORTHUMBERLAND | NE61 2DB



LOCATION

The development is situated on the southern outskirts of Morpeth town centre set in landscaped surroundings fronting the A197. The town centre is approximately one mile to the north and access to the A1 is approximately one mile to the south.

Located just off Great North Road, Telford Court is near to Northumberland County Hall offices. Local shops are in close proximity.

OFFICE SUITES

665 - 936 sq ft (61 - 87 sq m)

DESCRIPTION

The development comprises 16 offices in two pavillions, each of two storeys. Each suite is self contained and has its own individual access. Each office is carpeted and provided with gas central heating, toilets and kitchen area, recessed light fittings, intruder and fire alarms. External doors and ground floor windows have internal security shutter protection.

SPECIFICATIONS

- Gas central heating (combi boiler)
- Kitchen area
- Male & Female WCs
- Intruder and fire alarm
- Fully carpeted

EPC

Individual EPC certificates available on request.



TERMS

- A variety of leasing options available
- Rent deposit required
- Rent quoted includes the cost of external maintenance and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Tenant responsible for payment of VAT, rates and utility charges



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