

# Unit 13 Merchant Court Freeman Way, North Seaton, NE63 0YB



**Coming Soon**

## **DESCRIPTION**

- Internal WC.
- Onsite parking.
- 1605 sq ft unit
- Located in fully let industrial estate

## **QUOTING RENT**

£11,235 + VAT Per annum

## **SERVICE CHARGE**

Service Charge payable is £880.75 Per Annum +VAT.

This covers general maintenance of the estate.

## **LEASE TERMS**

Minimum term of 3 Years Internal repair and insuring .

## **RATING**

D Rating

## **INSURANCE**

The Landlord will insure the building, with premium to be recovered from the Tenant. The current Insurance Rent contribution for the previous Insurance Year (1st April 2025 – 31st March 2026) is £225.51 per annum + VAT. This is variable annually.

**ALL ENQUIRIES**

Please direct all enquiries to the  
Commercial team on the below:

[commercial@advancenorthumberland.co  
.uk](mailto:commercial@advancenorthumberland.co.uk)

01670 528460

---