

Unit 16 Merchant Court, Freeman Way, North Seaton, NE63 0YB



**1609 Sq Ft Industrial Unit
AVAILABLE 7TH FEB 2026**

DESCRIPTION

Internal WC. Onsite parking. Situated in a well known sought after industrial area.

QUOTING RENT

£11,265.00 per annum +VAT

Subject to a fixed annual 3% uplift.

SERVICE CHARGE

Service Charge payable is £883.08 per Annum +VAT. This covers general maintenance of the estate. This is for this financial year and reviewed annually.

LEASE TERMS

Minimum term of 3 Years Internal repair and insuring .

EPC RATING

C 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 £228.18 per annum + VAT.



ALL ENQUIRIES

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

commercial@advancenorthumberland.co
.uk
01670 528460
