

# **Unit 2 Enterprise Court Industrial Est, NE23 1LZ**



**AVAILABLE from October 2025  
2500 SQ FT OFFICE SPACE**

## **DESCRIPTION**

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

## **QUOTING RENT**

£16,750 + VAT per annum  
£1,395.83 +VAT per month  
Subject to a fixed annual 3% uplift.

## **MAINTENANCE CHARGE**

Maintenance charge payable is £900  
Per Annum  
This covers general maintenance of  
the estate.

## **LEASE TERMS**

Minimum term of 3 Years Internal  
repair and insuring .

## **EPC RATING**

B Rating valid until the 20<sup>th</sup> October 2034

## **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 £311.94 per annum +  
VAT.

## **ALL ENQUIRIES**

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

[commercial@advancenorthumberland.co.uk](mailto:commercial@advancenorthumberland.co.uk)  
01670 528460

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