



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 20th 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
01670 528460

