

To Let



3 Esther Court

Wansbeck Business Park, Ashington, NE63 8AP

 **naylors**

To Let

Self- Contained Office Unit

3,349 Sq. Ft (311.13 Sq M)

- New Lease Available
- On-site Car Parking
- Open plan space
- Great Road Connection



Location

3 Esther Court is located within the established Wansbeck Business Park in Ashington, offering a convenient business location with on-site parking and excellent access to the A189 and A19. The property is within easy reach of Ashington town centre and benefits from good transport links to Newcastle, Morpeth, Blyth and the wider North East, with Ashington railway station also located nearby.

Description

Unit 3 comprises a self-contained, single-storey commercial unit offering flexible accommodation suitable for a range of business uses. The property benefits from LED lighting throughout, carpeted floors, perimeter trunking, WC facilities, a kitchen area, and two meeting rooms.

The premises also benefit from separate entrance, and on-site car parking. The flexible layout and self-contained nature of the accommodation make it well suited to a variety of occupiers.

Accommodation

The property has a Net Internal Area of:

	sq. ft	sq. M
First Floor	1,724	160.12
Ground Floor	1,625	151.04
Total	3,349	311.13

Terms

A new lease for a term by arrangement.

Rent

£26,500 per annum exclusive of VAT.

Service Charge

There is a service charge payable. More information to be provided on request.

EPC

The property has an EPC rating of C(62).

Rateable Value

The property has a Rateable Value of £16,250. We recommend all interested parties enquire with the local authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

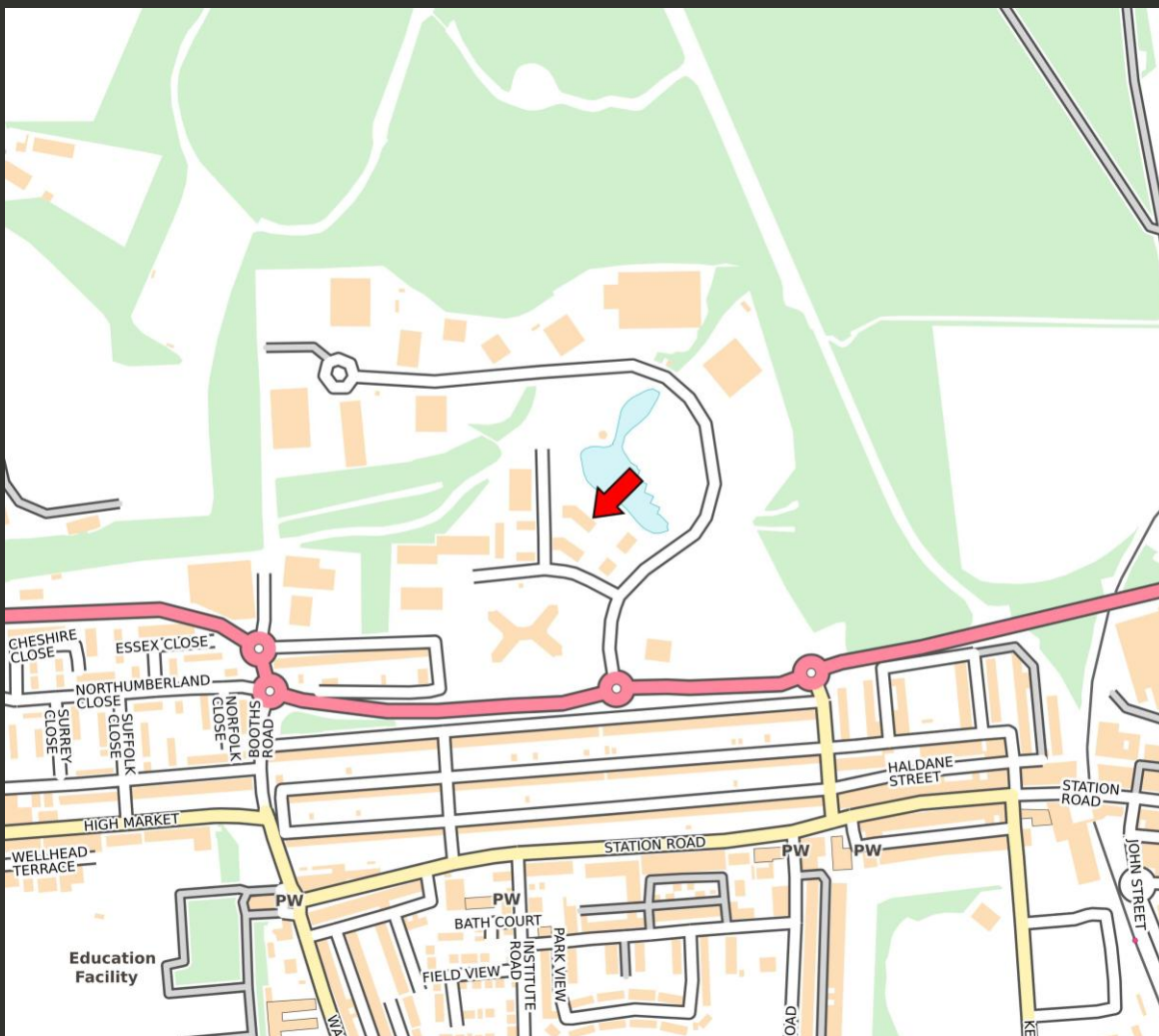
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





NAYLORS GAVIN BLACK LLP trading as NAYLORS for themselves and for the vendors and lessors of the property give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principals or employee, at NAYLORS has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

For further information please contact:

Ellie Combe
T: 07544 655 575
E: elliecombe@naylor's.co.uk

Jessica Ross
T: 07702 528 881
E: jessicaross@naylor's.co.uk



Naylor's
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylor's.co.uk