



TO LET

TELFORD COURT

MORPETH, NORTHUMBERLAND NE61 2DB



- **Landscaped development off A197**
- **Self contained office suites**
- **Individual ground floor access**
- **Designated on site parking**
- **Flexible terms available**

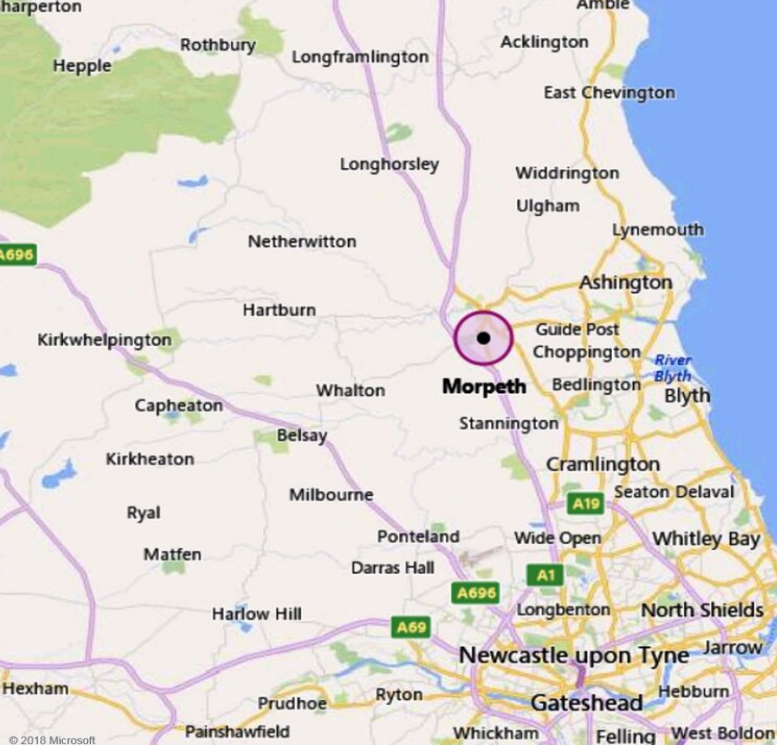
OFFICES

665 - 936 sq ft (61 - 87 sq m)



NORTHERN TRUST

www.ntproperties.co.uk



TRAVEL DISTANCE

	Miles	Mins	Transport
Morpeth train station	0.9	15	Walk
Morpeth town centre	1.1	3	Car
A1	1.1	2	Car
Newcastle	15.8	23	Car

Source: theAA.com

TELFORD COURT

MORPETH, NORTHUMBERLAND



LOCATION

The development is situated on the southern outskirts of Morpeth town centre set in landscaped surroundings of Morpeth the A197. The town centre is approximately one mile to the north and access to the A1 is approximately one mile to the south.

DESCRIPTION

The development comprises 16 offices in two pavilions, each of two storeys. Each suite is self contained and has its own individual access. Each office is carpeted and provided with gas central heating, toilets and kitchen area, recessed light fittings, intruder and fire alarms. External doors and ground floor windows have internal security shutter protection.

SPECIFICATION

- Gas central heating (combi boiler)
- Kitchen area
- Male & female WCs
- Intruder and fire alarm
- Fully carpeted

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

EPC

Copies of individual EPC certificates are available upon request.

VIEWING / FURTHER INFO

Please contact Northern Trust or Naylor's Gavin Black to arrange a viewing or for further information



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