shawwell business centre
Tel:01661 843168 Email: enquiries@shawwellbusinesscentre.co.uk

Shawwell Business Centre, Corbridge

Offices To Let

An exciting development of small/medium sized offices created from farm buildings in a central position in Tynedale lying on A68 about ½ mile north of the A69.

The offices have been imaginatively designed using the existing traditional and more modern buildings on the site.

- **Ample parking facilities on site**
- **Good road communications to east and west**
- **Broadband connectivity estimated at 5.5 Mb**
- **Insulated to a high standard for heating economy to central boilers**

The offices being created area as follows (see attached block plan)

		Net Floor Area
Range 1	Unit 1	915 sq ft (85.0 m^2)
	Unit 2	1,394 sq ft (129.6 m^2)
	Unit 3	1011 sq ft (93.97 m^2)
	Unit 4	696 sq ft (64.69 m^2)
	Unit 5	369 sq ft (34.26 m^2)
Range 2	Unit 6	1,046 sq ft (97.22 m)
	Unit 7	1,233 sq ft (114.63 m^2)
	Unit 8	962 sq ft (89.4 m^2)
	Unit 9	Details to follow
	Unit 10	Details to follow

Terms

Attractive terms are negotiable as to length of lease, break clauses and rent.

Rateable Values

These are yet to be assessed for units 9 & 10

Repairs and Insurance

The Landlord is responsible for the repair of the main walls and roof. The Tenant is responsible for all other repairs. The Landlord will arrange insurance and will recover the cost from the Tenant.

Service Charge

A service charge is raised on a quarterly basis to cover the cost of the maintenance of the cost of the car park, landscaping and any common services.

The cost of heating is calculated through heat meters for each unit and charged quarterly.

There is no management charge.

Viewing

By appointment with the Agent, Land Factor, South Acomb, Stocksfield, Northumberland, NE43 7AQ. Tel: 01661 843168

Land Factor