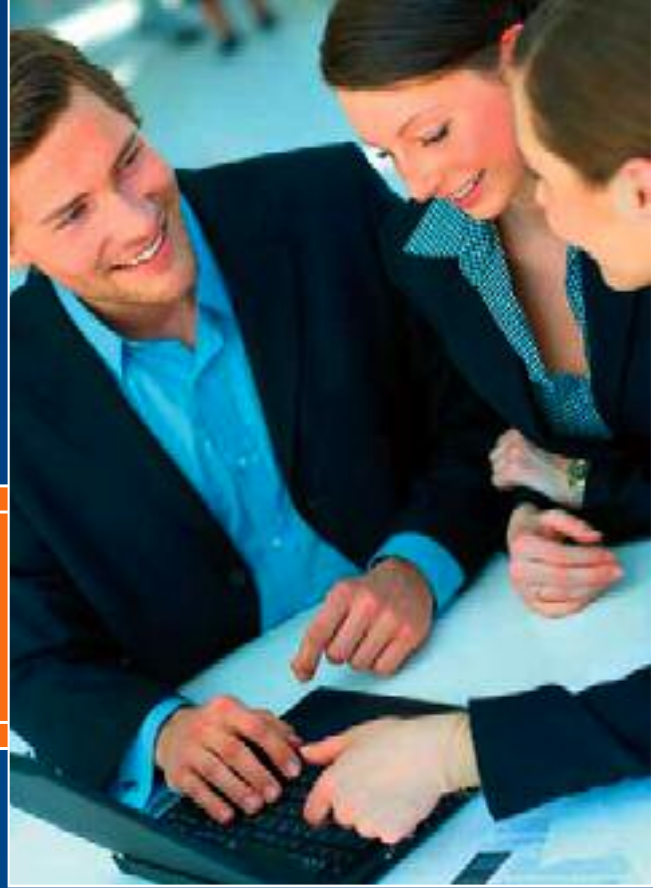


£12 / SQ FT
INCLUSIVE RENTS

ideal for start up
and established businesses...



Dudley Court Offices

@ MANOR WALKS SHOPPING CENTRE

Cramlington | Northumberland | NE23 6UT



To Let

Refurbished Office Suites with excellent local amenities

from **345 - 1,500 sq ft** (32 - 139.35 sq m)

flexible lease terms available

Location

The accommodation is located within Manor Walks Shopping Centre with separate private access from the southern car park. The Shopping Centre is located approximately 1/2 mile south west of Cramlington Village. Newcastle-upon-Tyne is located approximately 9 miles south of Cramlington. The Centre has excellent links throughout the region by way of both the A19 and A1.

Manor Walks benefits from frequent bus services to and from surrounding areas including Newcastle, Morpeth, Blyth and Bedlington. (Visit www.traveline.info for further details)

Manor Walks is home to national retailers including Boots, New Look, Dorothy Perkins, Carphone Warehouse, Barclays, Sainsburys and ASDA.

The offices are also in close proximity to the leisure facilities available at Concordia Leisure Centre and further retail amenities at Westmorland Retail Park.



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Description

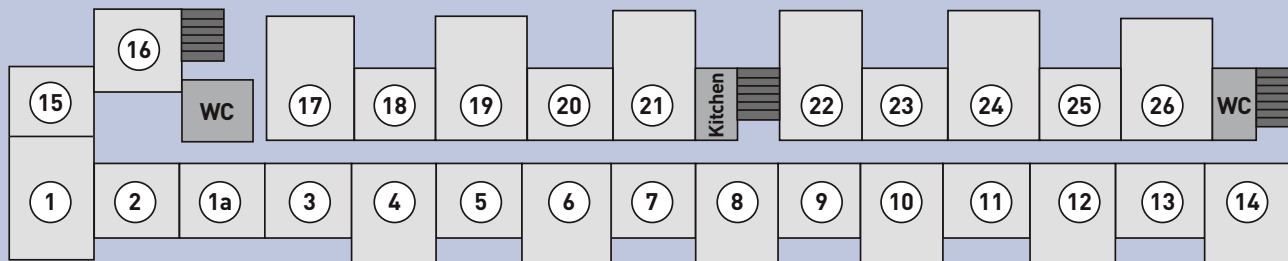
There is a range of suites available to accommodate organisations of all sizes.

The office specification incorporates:

- suspended ceilings with recessed lighting
- carpeted floors
- perimeter trunking
- electric heating
- shared kitchen
- lift access to all floors
- male, female and disabled WCs
- ample free parking



Floor Plan - Schedule of Availability on request



Terms

Suites are available by way of a standard tenancy agreement which is prepared at the Landlords cost. The rent is inclusive of service charge and insurance.

Business Rates

New office occupiers are advised to check the current amount payable with Northumberland County Council Tel: 01670 533 000.

VAT

VAT will be charged where applicable.

Viewing

By appointment. Contact **King Sturge** - Tel 0191 230 2033 or **Naylors** - Tel 0191 232 7030 or the **Manor Walks Centre Management Office** - Tel 01670 735023



Misrepresentation Act 1967 (Condition under which particulars are issued).

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July 2009. Designed and Produced by CW Advertising Ltd. Tel: 01282 858200.

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