

**INCENTIVES
AVAILABLE**



To Let
Office Accommodation at Manor Walks
Cramlington | Northumberland | NE236UT



Craster Court
Office Suites
2,068 to 9,112 sq ft (192 - 846 sq m)

Northumbria House
Office Accommodation
12,569 sq ft (1,167 sq m)

- EXCEPTIONAL LOCAL AMENITIES • CAR PARKING • EXCELLENT TRANSPORT LINKS • SIZES FROM 2,068 TO 12,596 SQ FT



Description

Craster Court is conveniently positioned above Manor Walks shopping centre and accessed from within the western end of the main mall. Internally the suites provide modern, largely open plan office space and benefit from:

- Excellent natural light
- Carpeting throughout
- Passenger lift
- Central heating
- Dedicated car parking

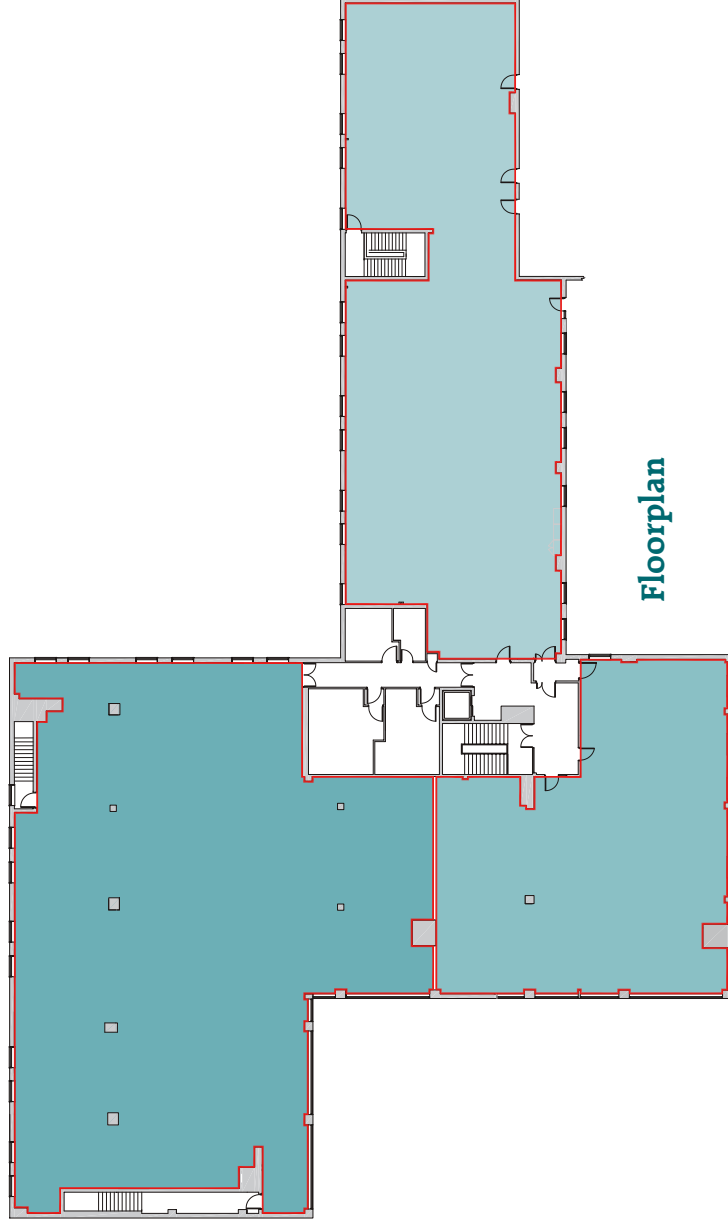
Craster Court

Accommodation

Craster Court offers suites of between 2,068 and 9,112 sq ft (192 - 846 sq m).

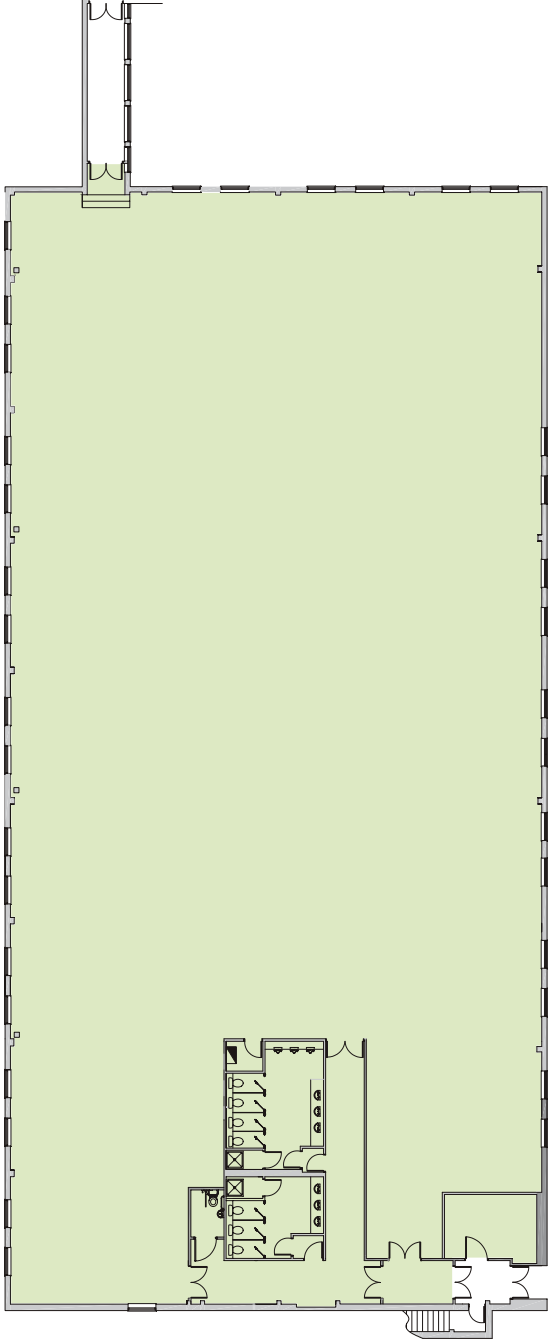
Terms

The accommodation is available by way of new leases at £12/sq ft per annum inclusive of rent, service charge and insurance.



Floorplan





Floorplan



Accommodation

Northumbria House offers a large open plan floorplate extending to 12,569 sq ft (1,167 sq m).

Terms

The accommodation is available by way of a new lease for a term of years to be agreed. Full terms on application.

Northumbria House

Description

Northumbria House is conveniently positioned above Manor Walks shopping centre with its own private access from the retail centre car park. The accommodation is to be refurbished to offer high quality open plan offices incorporating the following specification:

- New suspended ceiling
- Recessed lighting
- New carpeting throughout
- WC and kitchen facilities
- Central heating
- Passenger lift
- Underfloor trunking
- Dedicated car parking





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, Sainsbury's and ASDA.

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



Cramlington
Northumberland | NE236UT

Viewing



ENQUIRIES TO FERGUS LAIRD

EXCEPTIONAL ON-SITE AMENITIES & CAR PARKING



ENQUIRIES TO SIMON TAYLOR

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