

# To Let



## Cramlington

Unit 5, Dudley Court, Manor Walks Shopping Centre

1,082 sq ft (101 sq m)

Rent on Application

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**Location & Description:**

- **Manor Walks Shopping Centre provides the retail focus in the town with over 440,000 sq ft of retail accommodation, with strong food store anchors Sainsbury's and Asda.**
- **Retailers within the centre include JD Sports, Boots, Bon Marche, Three Store, Holland & Barrett and Superdrug.**

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**Demise:**

Ground Floor 1,082 sq ft (101 sq m)

**Rent:**

Available upon request.

**Lease:**

A new FRI lease for a term to be agreed.

**Service Charge:**

On-account service charge for the current year stands at approximately £12,216.15.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) – £33,000.

**Date Prepared:**

March 2025

**Contact Us:**

**Mark Proudlove**

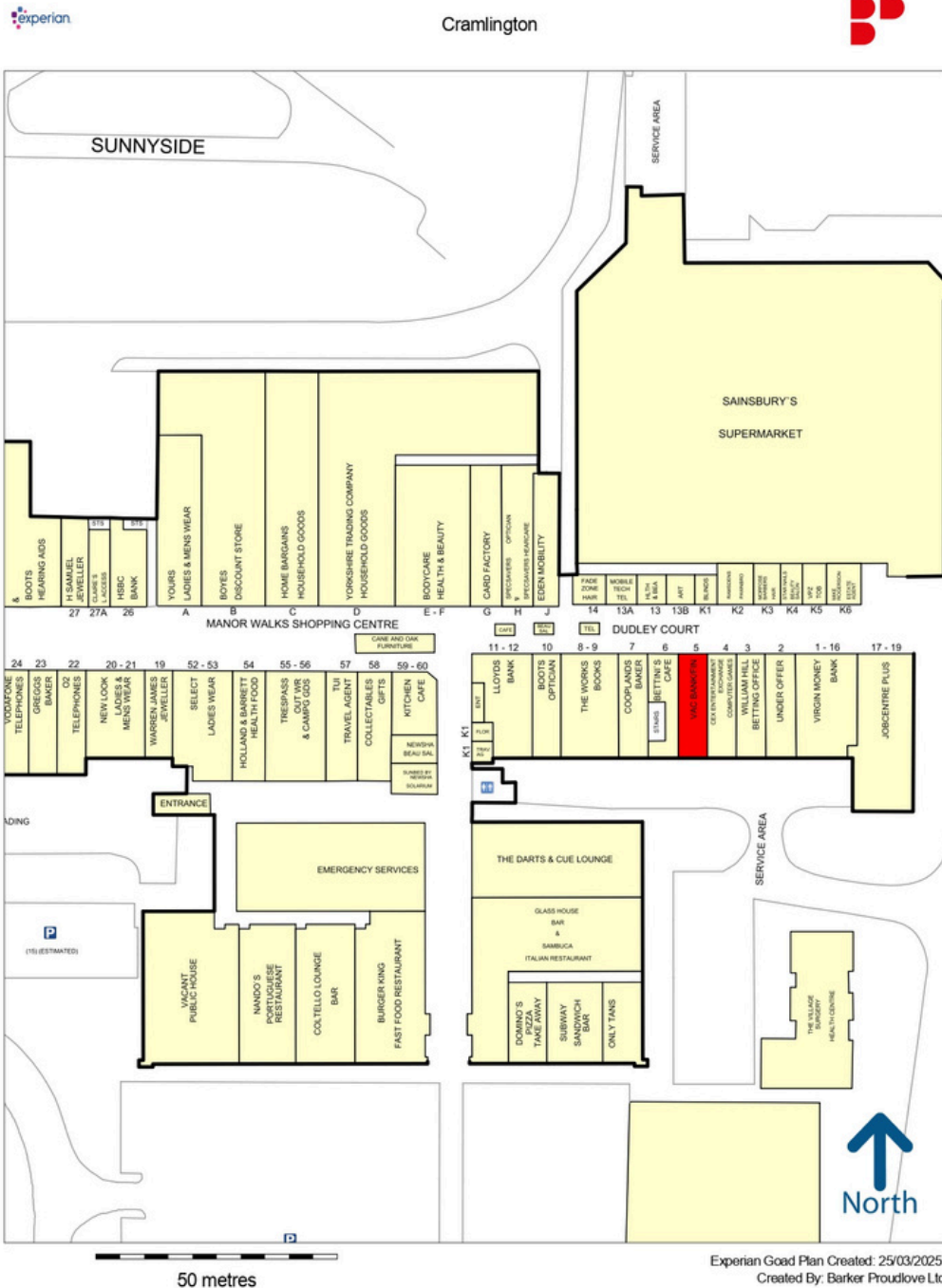
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