

To Let



Cramlington

Unit 52-53, Northumbria House,
Manor Walks Shopping Centre

2,876 sq ft (267.19 sq m)

Rent Upon Application

Subject to Vacant Possession

Location & Description:

- Centrally located within Manor Walks Shopping Centre.
 - Nearby retailers include JD, Greggs, Superdrug and Holland and Barrett.
 - Double frontage unit comprising of c.2,800 sq ft across ground floor only.
 - Manor Walks Shopping Centre is the principal shopping destination within Cramlington, with 442,802 sq ft of retail and leisure accommodation and over 1,500 of free parking spaces.
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Demise:

Ground Floor 2,876 sq ft (267.19 sq m)

Rent:

Available upon request.

Lease:

Subject to formal vacant possession, a new effectively FRI lease is available for a term of years to be agreed.

Service Charge:

On-account service charge for the current year stands at approximately £31,013.58.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £82,500.

Date Prepared:

March 2025

Subject to Contract**Without Prejudice**

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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