

To Let



Cramlington

Unit 24, Northumbria House,
Manor Walks Shopping Centre

1,352 sq ft (125.6 sq m)

Rent upon Application

Subject to Vacant Possession

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.**

Demise:

Ground Floor 1,352 sq ft (125.6 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 £16,070.67.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £42,750.

Date Prepared:

June 2025

**Subject to Contract
Without Prejudice**

Contact Us:

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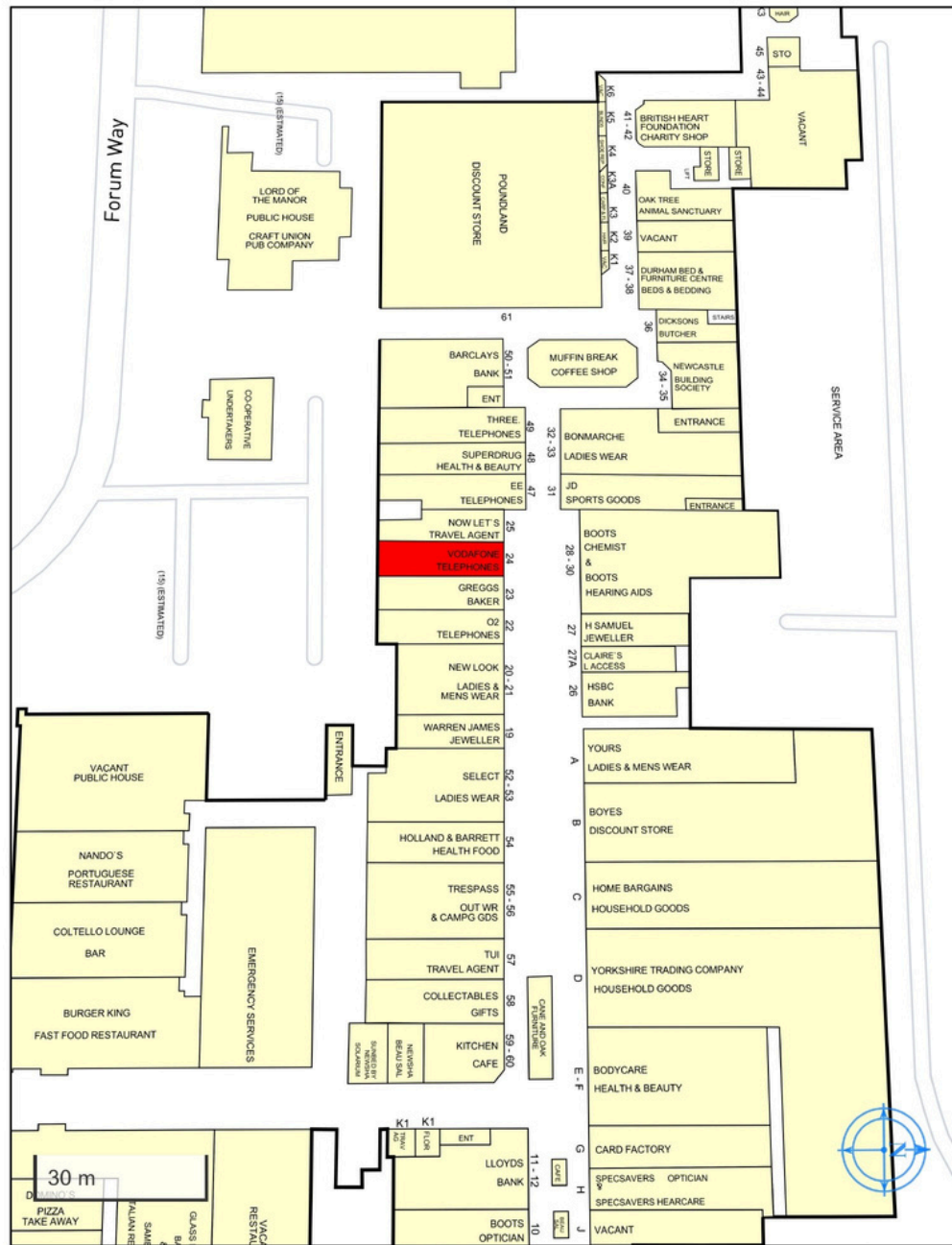
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