

# To Let



## Cramlington

Unit 27b, Bamburgh House,  
Manor Walks Shopping Centre

645 sq ft (59.92 sq m)  
Rent Upon Application

## Location & Description:

- Centrally located within Manor Walks Shopping Centre. Nearby retailers include JD, Greggs, Boots and HSBC.
- 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 free parking spaces.
- Strong foodstore anchors of Adsa and Sainsburys.

### Demise:

Ground Floor 645 sq ft (59.92 sq m)

### Rent:

Available upon request.

### Lease:

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 £17,460.68.

### EPC:

Available upon request.

### Legal and Professional Fees:

Each party to bear their own costs.

### Rating Assessment:

Rateable Value (April 2026) - £18,250

### Date Prepared:

April 2026

### 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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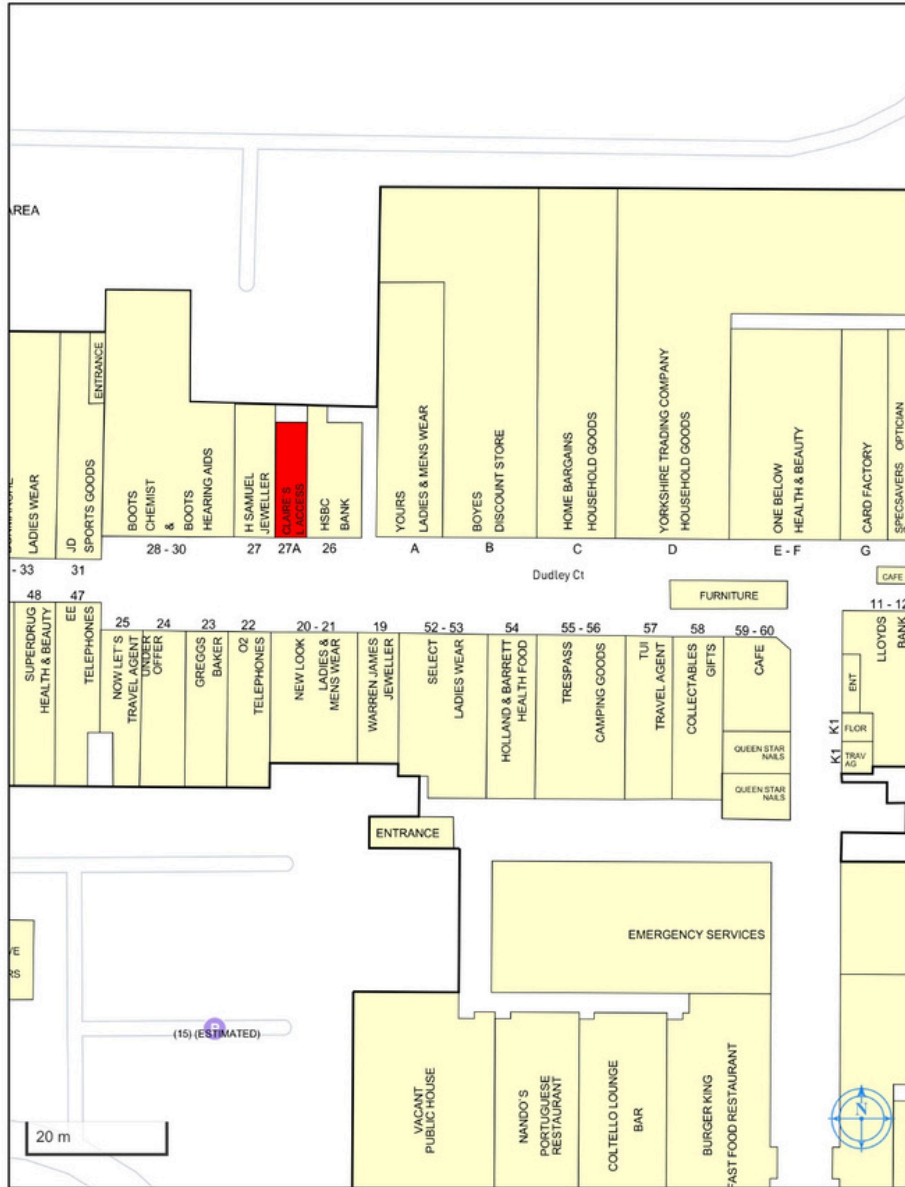
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Cramlington (kiera - crammy)

Modified: 20-Apr-26 15:38:01 / Surveyed: 03-Feb-25



Experian Goad Plan Created: 20/04/2026



Ordnance Survey

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