PARKER KNIGHTS

REAL ESTATE



2 BERRYMOOR COURT, NORTHUMBERLAND BUSINESS PARK, CRAMLINGTON, NE23 7RZ



ABOUT

DESCRIPTION

A modern, detached office located on the well-presented Berrymoor Court within Northumberland Business Park with the ground and first floor available.

Internally, the floor offers predominantly open plan suites with glazed partitioned offices and meeting rooms. Additional specification includes:

- Lift access
- Raised floors
- Suspended ceilings with LED panel lighting
- Fully electric air conditioning
- Fitted kitchen
- Generous on site parking provision

DETAILS

ACCOMMODATION

Source: www.voa.gov.uk

Floor	SQ FT
Ground	3,482
First	3,482
Total	6,964

EPC

Rating: C

CAR PARKING

1 space per 250 sq ft

SERVICE CHARGE

c. £3.56 psf

BUSINESS RATES

Estimated rates payable from April 2026: c. £5.82 psf

TERMS

ASKING RENT

£10.50 psf

TENURE

New Lease Available

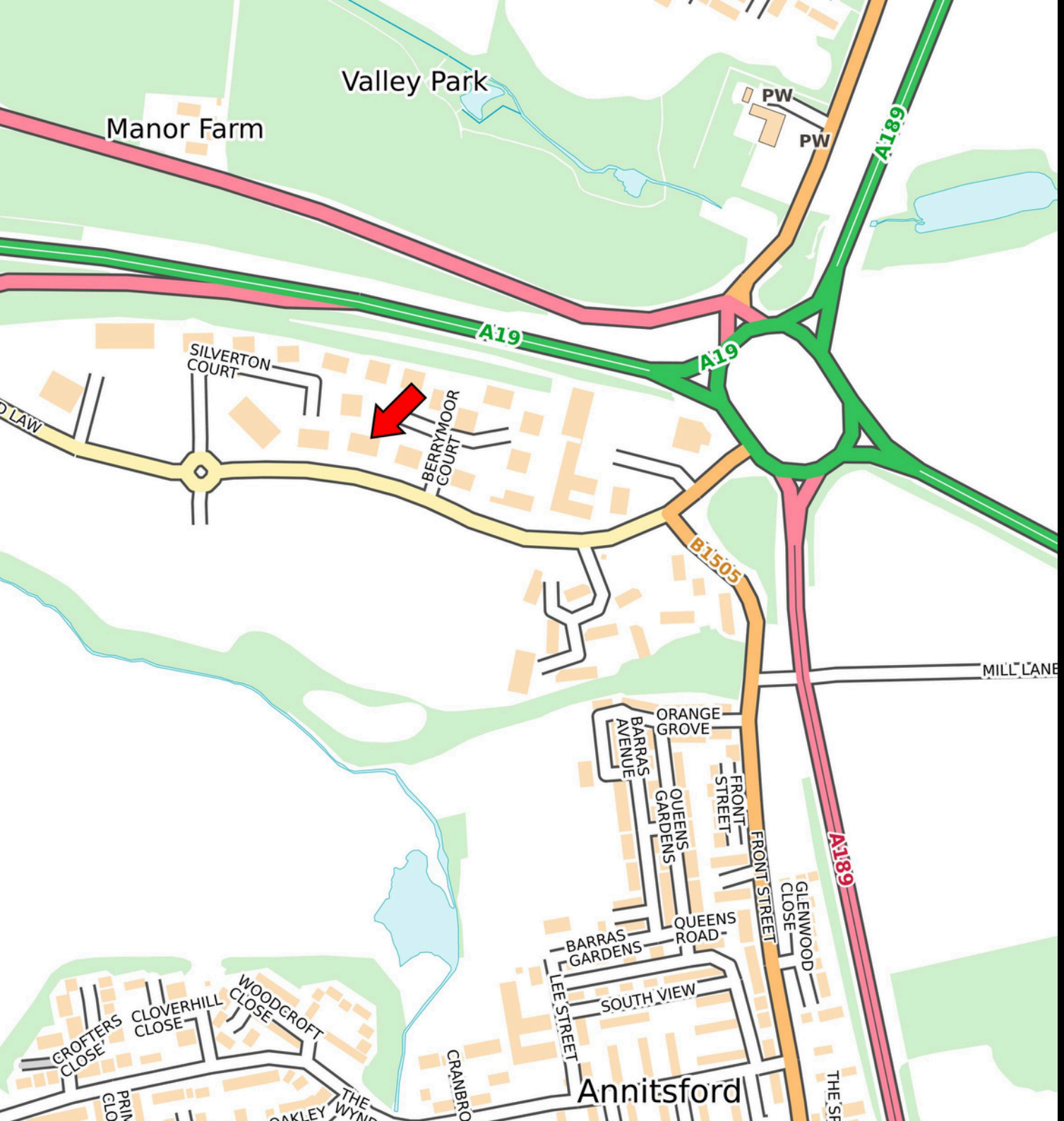
LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction

VAT

The rent is exclusive of VAT where chargeable





LOCATION

Berrymoor Court sits within the popular Northumberland Business Park, Cramlington.

The area is a well connected commercial location with easy access to the A19 and A1, both key arterial routes. Public transport is readily available with regular bus services running throughout the day.

Cramlington town centre is approximately a 5 minute drive and provides a wide range of retail, leisure and service amenities.

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CONTACT

AGENT DETAILS

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