



Offices in NE23

Apex Business Village, Annitsford,
Cramlington, Northumberland, NE23 7BF

£375,000

Tenure

Freehold

Allocated parking

Property features

- ✓ Exceptional High-Specification Office Space
- ✓ Approx. 287 sq m / 3,088 sq ft (Gross Internal Area)
- ✓ Four Units Combined Into One Prestigious Office
- ✓ Prime Location in Apex Business Village - up to 8 parking spaces

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

COMMERCIAL PROPERTY FOR SALE

A rare and exceptional opportunity to acquire this prestigious, high-specification double office space within the sought-after Apex Business Village in Cramlington benefitting from well over £150k of internal specification upgrades to the building fabric to provide modern amenities that provide 'the ultimate working environment' for staff to suit any business.

Decerna House represents an outstanding example of modern commercial property, thoughtfully designed and finished to an exceptional standard.

Unlike many properties in the vicinity which are typically divided into separate ground and first floor offices, Decerna House uniquely combines all four units into one expansive and cohesive workspace. This remarkable property offers approximately 287 square metres (3,088 square feet) of premium office accommodation, laid out with intelligent design and meticulous attention to detail.

The property benefits from an exceptional specification throughout, incorporating state-of-the-art technology, sustainable heating and cooling systems, advanced security features, and a long list of modern amenities.

Price: Offers In Excess Of £375,000

Property Type: Offices

Business Type: Other/Unspecified

Internal Size: 3088 Square Feet

External Size: 3088 Square Feet

Parking: Allocated

BUSINESS ENVIRONMENT

The Apex Business Village provides a professional and well-maintained business campus, offering an ideal environment for growing companies. The development benefits from excellent on-site amenities, professional landscaping, and a thriving business community. The location combines the advantages of out-of-town accessibility and parking with close proximity to Newcastle's commercial centre and excellent transport infrastructure.

With its strategic position on major transport routes and outstanding connectivity by road, rail, and air, this property offers exceptional accessibility for staff, clients, and business partners throughout the UK and internationally.



ACCOMMODATION



PARKING

The property benefits from dedicated parking spaces in accordance with the Apex Business Village allocation (typically 4 designated spaces per unit). An additional 3 visitor parking bays are available closeby within the development. The property is also equipped with a 3-phase 22kW EV charging point.



TENURE

Freehold Title ND151132. The property is being offered for sale with vacant possession and includes all fixtures and fittings integrated within the building systems. All furniture and non fixed items are available for sale by separate negotiation



LOCATION

Decerna House enjoys a prime position within the prestigious Apex Business Village in Annitsford, Cramlington. The development offers an exceptional business environment with high-quality landscaping and a professional campus setting comprising 47 individual units.

Strategic Position

- Approximately 1.5 miles south of Cramlington town centre, providing convenient access to local amenities, shops, restaurants, and services
- Only 6 miles north of Newcastle upon Tyne city centre, offering close proximity to the region's commercial and cultural hub
- Adjacent to Northumberland Business Park, situated within a thriving commercial district
- Close proximity to Moor Farm roundabout on the A189/A19, providing exceptional road connectivity

Road

- Direct access to the A189/A19 trunk road network
- Easy access to the A1 motorway, providing north-south connectivity along the east coast
- Well-positioned between major arterial routes for efficient regional and national transport links



SERVICES

The property benefits from mains electricity, water, and drainage. High-speed full fibre broadband (1 Gbps symmetric) is connected and operational. Heating is provided via an energy-efficient air source heat pump system, and cooling is provided through a multi-zone cassette air conditioning system.

All prospective purchasers should make their own enquiries with the relevant utility providers to verify service availability and capacity.



ENERGY PERFORMANCE

Energy Rating B- An Energy Performance Certificate is available upon request. The property incorporates numerous energy-efficient features including air source heat pump heating (with extended warranty), LED lighting, high-efficiency climate control systems, and EV charging infrastructure.



ADDITIONAL INFORMATION

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial.ne@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.

TECHNICAL SPECIFICATION & SYSTEMS

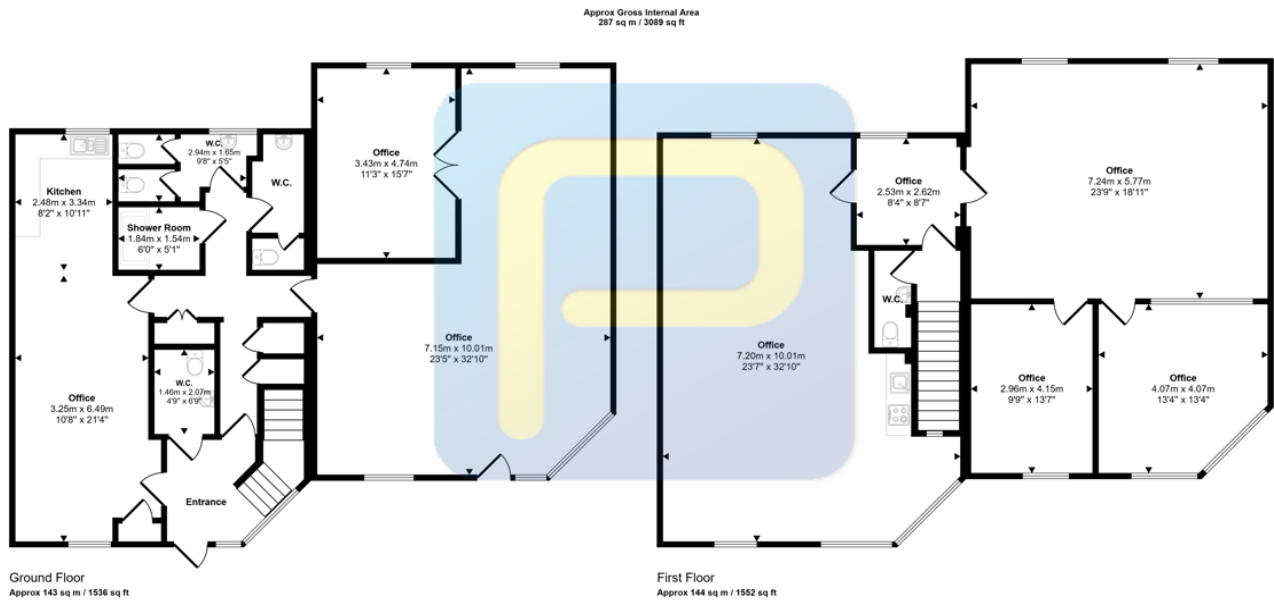
Security & Access

- Comprehensive Fire & Security Alarm system maintained by SecureTech Systems NE Ltd (last serviced 27 February 2026)
- Paxton Door Entry video system for both external and internal access control

Heating, Cooling & Environmental Systems

- Hot water and radiator heating via SunAmp thermal storage system with dedicated Vaillant 12kW air source heat pump (10-year warranty, expires 2034)
- Advanced climate control via 9 cassette air conditioning units connected to a Super Heat Recovery Condensing Unit (MMY-MAP1406FT8P)
- Energy-efficient and environmentally sustainable heating and cooling





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

Apex Business Village, Annitsford, Cramlington, Northumberland, NE23 7BF

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

