

## TO LET

Netherton Park Farm, Stannington  
Northumberland, NE61 6EF



### Office Accommodation

From 213ft<sup>2</sup> (19.78m<sup>2</sup>)

- All-Inclusive Rent
- Attractive Semi-Rural Setting
- Ample Car Parking
- Meeting Room Available

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### Location

Netherton Park is situated in a semi-rural setting 3 miles south of Morpeth Town Centre and 13 miles north of Newcastle City Centre. It has excellent access to the A1 via the Stannington Services junction located half a mile away.

### Description

These former farm buildings have been tastefully converted to provide modern specification office accommodation whilst retaining elements of their original character.

The offices benefit from a waiting and reception area, a communal kitchen and ample car parking. Tenants have the benefit of a large meeting room which is available by way of a booking system.

### Accommodation

The offices comprise the following net internal areas;

Suite	M <sup>2</sup>	Ft <sup>2</sup>
Suite 4	32.33m <sup>2</sup>	348ft <sup>2</sup>
Suite 7a	19.78m <sup>2</sup>	213ft <sup>2</sup>
Suite 7c	65.68m <sup>2</sup>	707ft <sup>2</sup>

### Tenure

The suites are available to let on internal repairing and insuring terms for a term of years to be agreed.

### Rent

Suite	Rent (pcm)
Suite 4	£479pcm
Suite 7a	£293pcm
Suite 7c	£972pcm

Rent is to be paid quarterly. The above prices are inclusive of service charge.

### Business Rates

All suites are applicable for 100% small business rates relief.

### EPC

Netherton Park Farm has an EPC rating of C (75).

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### Code of Practice

The landlord accepts the principals of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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