



Office Accommodation

121 – 1,107 Sq Ft (11.24 – 102.84 Sq M)

- All inclusive rental cost and flexible terms
- Fully alarmed and 24 hour access
- Refurbished offices
- Shared kitchen and shower faculties
- Great proximity to the A1

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TO LET

Netherton Park Farm, Stannington,
Northumberland, NE61 6EF

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 agricultural buildings have been thoughtfully refurbished to offer modern, high-specification office space, while preserving key aspects of their original charm.

The offices feature a welcoming reception and waiting area, a shared kitchen, and generous on-site parking. Tenants also have access to a spacious meeting room.

The rental cost is all-inclusive, covering utilities, maintenance, and shared facilities.

Accommodation

The available suites have the following floor areas:

	Sq Ft	Sq M
Room 1	614	57.04
Room 2	1,107	102.84
Room 10	121	11.24

Terms

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

Rent

The rent is an inclusive and charged at £17.10 Per Sq Ft.

Service Charge

Included within the quoted rent.

EPC

The property has an EPC of D (80).

Rateable Value

Available upon application.

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

Legal Costs

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

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.

Anti-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 principles 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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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