

## TO LET

Netherton Park Farm, Stannington  
Northumberland, NE61 6EF



### Office Accommodation

From 348ft<sup>2</sup> (32.33m<sup>2</sup>)

- 1 minute from the A1
- Fully alarmed with 24 hour access
- Fully carpeted
- Kitchen / showers
- Gas central heating
- Unlimited free parking

For further information please contact:

John Cranshaw

E: [john.cranshaw@naylorsgavinblack.co.uk](mailto:john.cranshaw@naylorsgavinblack.co.uk)

T: 07912 225 407

Ellie Combe

E: [ellie.combe@naylorsgavinblack.co.uk](mailto:ellie.combe@naylorsgavinblack.co.uk)

T: 07544 655 575

Hadrian House

Higham Place

Newcastle upon Tyne

NE1 8AF

Tel: +44 (0)191 232 7030

[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

## 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 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 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 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.

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

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

## TO LET

Netherton Park Farm, Stannington  
Northumberland, NE61 6EF

### 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.



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.