

## TO LET

Netherton Park Farm, Stannington,  
Northumberland, NE61 6EF



### Office Accommodation

348 - 614 Sq Ft (32.33 - 57.04 Sq M)

- 1 Minute from the A1
- Fully alarmed and 24 hour access
- Fully carpeted
- Kitchen/ Showers
- Gas central heating

**For further information please contact:**

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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 property has been measured and comprises the following areas:

	Sq Ft	Sq M
Suite 4	348	32.33
Suite 1	614	57.04

### Terms

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	£479
Suite 1	£845

### EPC

C (75)

### Rateable Value

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 Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### 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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