

# Bearl Farm

## Business Park

Bearl Farm, Stocksfield NE43 7AJ

# To Let Office Suites

From 388 - 5,280 sq ft



- Attractive rural office development
- Top quality self-contained offices
- Located just a minute from the A69
- Generous on-site parking provision
- New leases available

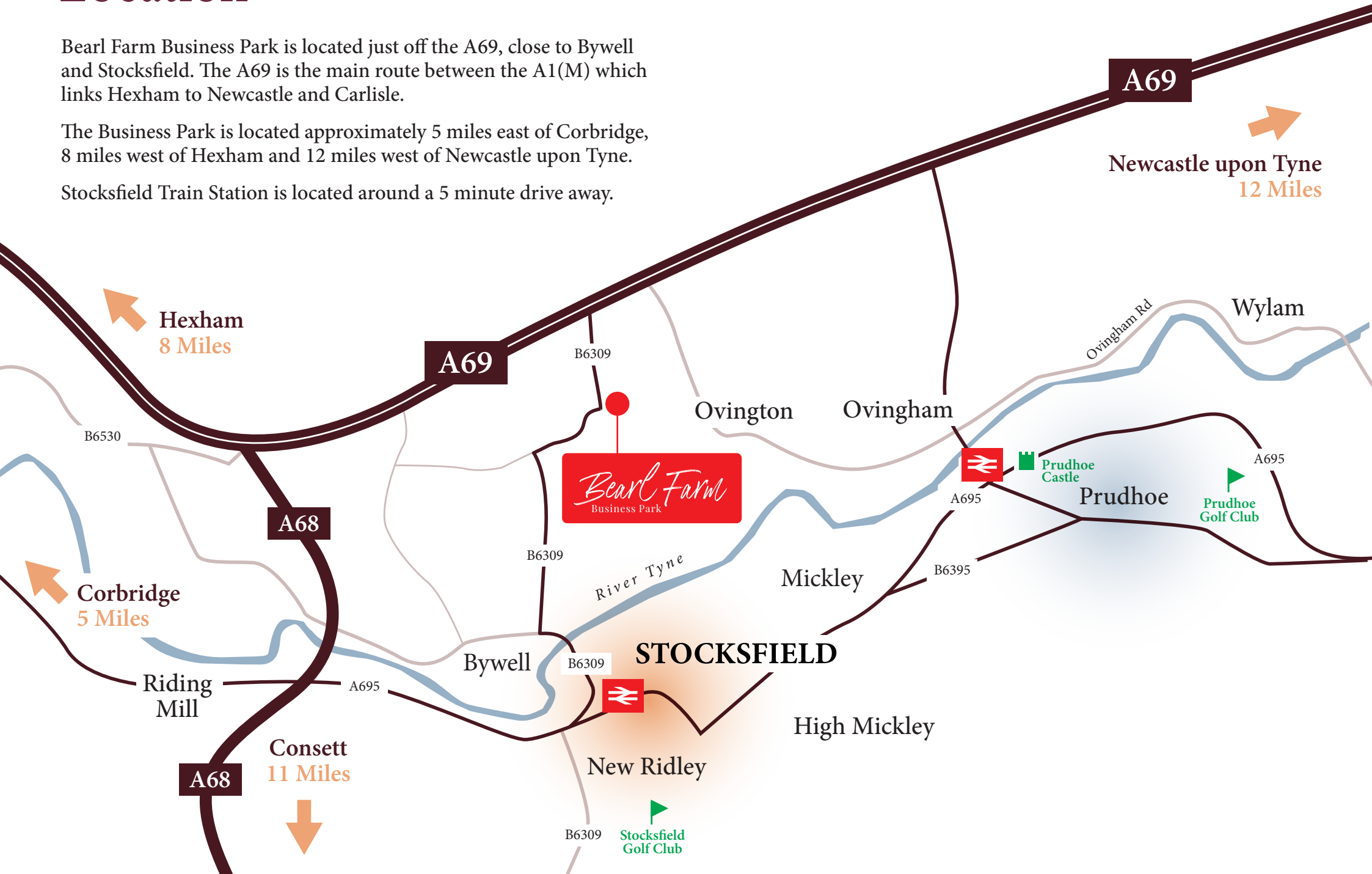


# Location

Bearl Farm Business Park is located just off the A69, close to Bywell and Stocksfield. The A69 is the main route between the A1(M) which links Hexham to Newcastle and Carlisle.

The Business Park is located approximately 5 miles east of Corbridge, 8 miles west of Hexham and 12 miles west of Newcastle upon Tyne.

Stocksfield Train Station is located around a 5 minute drive away.





## Description

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

The offices overlook a central grassed courtyard area and benefit from their own front door, kitchen and ample car parking. Externally there is a generous parking provision for clients and visitors to the site as well as a mixture of hard and soft landscaping with breakout amenity areas for the tenants.



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## Accommodation

The available offices are as follows:

| UNIT | SQ M | SQ FT  |
|------|------|--------|
| 5    | 149  | 1,600  |
| 6    | 109  | 1,170  |
| 7    | 164  | 1,765* |
| 9    | 69   | 745    |

\*Unit 7 is available in units from 388 sq ft.





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### Tenure

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

### Rent

The quoting rent is £12psf per annum exclusive of VAT, rates and service charge. The rent is to be paid quarterly in advance.

### Business Rates

According to the VOA website the following are the RVs for the various available units:

| UNIT | RATEABLE VALUE |
|------|----------------|
| 5A   | £7,600         |
| 5B   | £6,500         |
| 6    | £10,000        |
| 7/9  | £20,500        |

### Service Charge

The service charge budget is currently £1.75psf.

### EPC

The EPC rating for Unit 7 is B 49 and Unit 9 is C 58. Units 5 and 6 will need to be reassessed.

### 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 joint agents on this basis and where silent, offers will be deemed net of VAT.

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For further information or to arrange a viewing please contact joint agents:



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