



**UNIT 11, VALLUM FARM, EAST WALLHOUSES,
NEWCASTLE UPON TYNE, NE18 0LL**

- **Modern office space**
- **Attractive working environment**
- **Good parking provision**
- **Available from June 2024**
- **Rent £6,000 per annum inclusive of utilities.**

Office Space To Let

LOCATION

Vallum Farm is located on the Military Road (B6318) in East Wallhouses, just 3 miles north of the A69 Trunk road, connecting Newcastle upon Tyne with Carlisle.

Vallum Farm lies approximately 14 miles west of Newcastle upon Tyne, 4 miles north-east of Corbridge, and approximately 8 miles east of the affluent market and commuter town of Hexham.

The A1 Trunk road is around 9 miles to the east and Newcastle International Airport lies approximately 11 miles to the north-east.

Tel: 0191 2610300

www.youngsrps.com

DESCRIPTION

Vallum Farm opened in 2005 and has developed over the years to provide a range of uses such as a tea room, wedding venue, offices and industrial accommodation.

The offices are located on the first floor of the main building, and provide good quality accommodation within a rural setting. There is a sink and base unit within the office.

The offices have access to shared kitchen, toilet and shower facilities. There is good provision of on site car parking.

ACCOMMODATION

We have measured the office as providing the following net internal floor area:

Unit 11 33.48 sq m (360 sq ft)

LEASE TERMS

The accommodation is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

The unit is available at the following rent:

Unit 11 £6,000 per annum

The rent is inclusive of utilities. VAT is payable on the rent. The tenant is responsible for payment of business rates if applicable.

RATEABLE VALUE

The premises will require reassessment for business rates upon occupation.

It is envisaged that most tenants may be entitled to small business rates relief.

LEGAL COSTS

Each party is to bear its own legal costs.

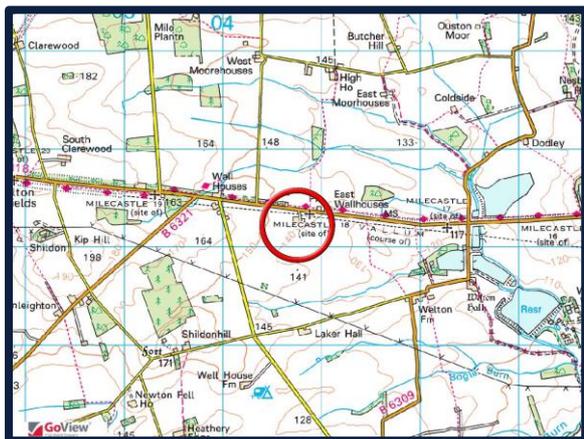
VIEWING

Strictly by appointment with sole agents, YoungsRPS.

For further information please contact Paul Fairlamb on 0191 2610300 or e-mail: paul.fairlamb@youngsrps.com



Typical office interior



Location plan

LOCAL AUTHORITY

Northumberland County Council, Morpeth,
Northumberland, NE61 2EF Tel: (0345) 6006400

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Efficiency Rating of E112.

A copy of the EPC and recommendation report is available upon request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk

Particulars prepared April 2024

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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