



17 Coopies Lane, Morpeth, Northumberland NE61 6JN

- First floor office space
- From 11.7 sq. m. (125.9 sq. ft.) to 36.6 sq. m. (393.8 sq. ft.)
- Established location on Coopies Lane Industrial Estate
- Suitable for a variety of uses (stpp)
- New flexible lease terms
- Walking distance to Morpeth Railway Station
- Ample parking at front and rear of property

Rents from £4,800 per annum (Inclusive of utilities)

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Location

The offices are situated on Coopies Lane Industrial Estate, one of Morpeth's established commercial and industrial locations. Coopies Lane lies approximately one mile south-east of Morpeth town centre, offering convenient access to a wide range of local amenities including shops, restaurants, banks, and professional services.

The estate benefits from excellent transport links. The A192 and A196 provide direct connections to the A1 (North and South), placing Newcastle upon Tyne around 15 miles to the south and Alnwick approximately 20 miles to the north. Morpeth Railway Station is within walking distance, offering regular services to Newcastle, Edinburgh, and beyond. Several bus routes also serve the area, ensuring strong public transport accessibility.

The surrounding estate is occupied by a mix of light industrial, office, and trade counter operators, creating a well-established business environment. Nearby occupiers include national and local companies, providing a strong commercial presence and support services. This location is ideal for businesses seeking a well-connected base in Northumberland, with easy access to both local markets and the wider North East region.

Description

We are pleased to offer to the market a range of office suites located on the first floor of a two-storey detached property. The offices are available individually or can be combined to suit requirements.

Tenants will benefit from access to a well-presented communal kitchen and WC facilities. Ample parking is provided to both the front and rear of the property.

The advertised rents are inclusive of all utilities, offering excellent value and convenience.

The space would be suitable for a variety of uses, subject to the necessary planning consents.

Description	sq. m.	sq. ft.	Level	Rent
Office 3	12.09	130.1	First Floor	£4,800
Office 7	12.8	137.8	First Floor	LET
Office 8	11.7	125.9	First Floor	LET

*Includes utilities

Business Rates

The building is still awaiting assessment; however, we are confident that the rateable value will fall within the threshold for Small Business Rate Relief. We recommend that you obtain independent confirmation.

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

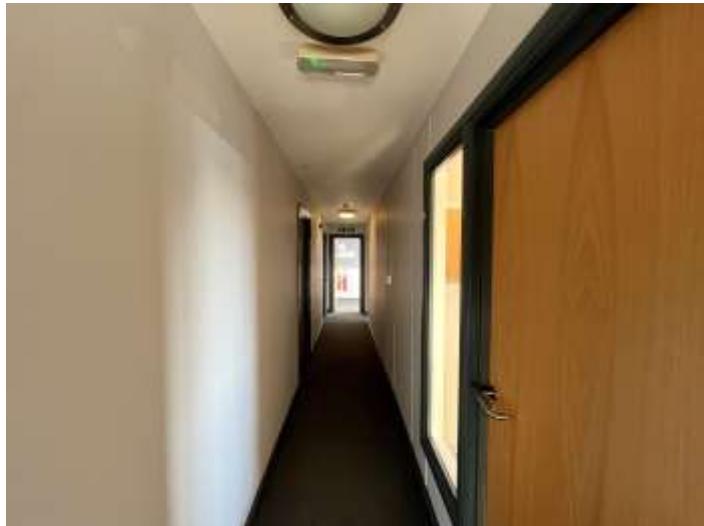
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