



Unit 3, The Old Stables, Greys Yard, Morpeth, Northumberland NE61 1QD

- Self-contained first-floor office space
- Floor area circa 82.49 m² (887 ft²)
- Allocated on-site parking for two vehicles
- Prime town centre location near key landmarks
- Rental incentives available
- Suitable for a Variety of Uses stpp

Rent: £10,500 per annum

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Location

The subject offices are ideally situated just a short walk from Bridge Street and Morpeth town centre. It is accessed via New Market, which connects directly to the main roundabout at the intersection of Bridge Street, Newgate Street, and Oldgate a prominent location near the historic Morpeth Clock Tower and HSBC.

Positioned within Grey Yard, The Old Stables enjoys a highly accessible and visible setting. The property is located immediately next door to The Electrical Wizard (Wetherspoons) and lies adjacent to Morpeth Riverside Leisure Centre and its public car park, providing excellent footfall and convenient parking for staff and visitors. This central location offers easy access to local amenities, public transport links, and the wider town centre, making it an attractive base for a range of professional and commercial uses.

Description

The premises comprise a self-contained first-floor office within a two-storey brick-built building.

With a gross internal area of approximately 82.49 m² (887 ft²), consisting 3 private rooms and communal Kitchenette/W.C facilities.

The unit offers flexible accommodation that may suit a variety of business uses, subject to the necessary planning consents.

Parking

Allocated on-site parking for two vehicles.

Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

Rent

£10,500 per annum.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2026 Rating List entry is Rateable Value £9,700

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

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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Amended: 23rd March 2025

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