

Property Details

Tel: 0191 232 7030

ATTRACTIVE OFFICES TO LET IN SEMI RURAL SETTING

Suites from 19 m² (205 ft²) to 70.7 m² (761 ft²)

**NETHERTON PARK, STANNINGTON,
NORTHUMBERLAND**



SITUATION/LOCATION

Netherton Park is situated in a semi rural setting three miles south of Morpeth Town Centre and 13 miles north of Newcastle City Centre. Access from the A1 is excellent via the Stannington Services junction located less than half a mile away.

These former farm buildings have been tastefully converted to provide modern specification office accommodation whilst retaining elements of their original character. As a result the property offers a contemporary working environment within a peaceful and picturesque landscape.

Hadrian House
Higham Place
Newcastle upon Tyne
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Fax: 0191 261 4030

www.naylors.co.uk

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OUR SERVICES INCLUDE

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- Agency**
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- Building Surveys**
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- Landlord and
Tenant**
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- Management**
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- Valuations**
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Netherton Park, Stannington, Northumberland

ACCOMMODATION

The available space benefits from double glazing, carpeting throughout, central heating, original exposed timber beams and excellent views. Currently the space is made up of separate offices but rooms can be combined where possible to create larger areas.

In addition communal reception, WC, kitchen facilities and meeting room are provided.

SIZE

Suite 3	19.2 m ²	(207 ft ²)
Suite 4	19 m ²	(205 ft ²)
Suite 6	70.7 m ²	(761 ft ²)
Suite 9	59.3 m ²	(638 ft ²)

COSTS

Costs are on an all inclusive basis to include business rates, service charge, heating & lighting but exclusive of VAT.

Suite 3	£3,519 per annum
Suite 4	£3,485 per annum
Suite 6	£12,937 per annum
Suite 9	£10,846 per annum

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs involved in drafting and executing the tenancy agreement.

FURTHER INFORMATION

For general enquiries and viewing arrangements please contact our Office on 0191 232 7030 or ask to speak to Louis Donaldson, the surveyor dealing with this property.

NAYLORS INSTRUCTIONS

You may search our company web site www.naylors.co.uk for details of all our current instructions.

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