

Property Details

Tel: 0191 232 7030

ATTRACTIVE OFFICES TO LET IN SEMI RURAL SETTING

Suites from 16.2 m² (174 ft²) to 57 m² (614 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.

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Newcastle upon Tyne
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www.naylors.co.uk

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OUR SERVICES INCLUDE

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Tenant**
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- Management**
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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 1	57 m²	(614 ft²)
Suite 2	25.3 m²	(272 ft²)
Suite 3	19.2 m²	(207 ft²)
Suite 11	16.2 m²	(174 ft²)

COSTS

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

Suite 1	£9,818 per annum
Suite 2	£4,350 per annum
Suite 3	£3,309 per annum
Suite 11	£2,782 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 Louis Donaldson on 0191 232 7030 or email louisdonaldson@naylor.co.uk.

NAYLORS INSTRUCTIONS

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

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