

RIVERGREEN CENTRE

ST MARY'S PARK, STANNINGTON, NE61 6BL



KEY FEATURES

- Close to the A1 Motorway
- Fully alarmed with 24/7 access
- Large reception with communal kitchenette and break out area
- 91 car parking spaces
- Two EV charging points
- Shower facilities
- Covered Bicycle store

AVAILABLE ACCOMMODATION

SUITE	SQ FT	SQ M
F5	363	34.75
F6	178	16.5
F7	178	16.5

RENT

Available upon request

TERMS

The suites are available to let on an internal repairing and insuring basis for a term of years to be agreed.

EPC AND BREEAM RATING

The property benefits from an energy performance rating of 34 B and a BREEAM Rating of Very Good

LOCATION

The Rivergreen Centre is nestled in St Mary's Park, Stannington approximately 9 miles north of Newcastle Upon Tyne and 4 miles south of Morpeth. Benefiting from excellent transport links, with the A1 in close proximity providing access north and south by road. Morpeth train station is on the East Coast Mainline providing travel to London in under 3 hours 30 minutes and Newcastle International Airport is 8.9 miles south of Stannington.

St Mary's Park is the former site of St Mary's Hospital and is set within a beautifully landscaped, quiet and peaceful environment. Some parts of the estate have been redeveloped into high quality residential accommodation whilst others have been redeveloped into high quality commercial accommodation. St Mary's Inn is located next to the Rivergreen Centre providing award winning gastro pub catering.



DESCRIPTION

Arranged over two floors the accommodation has been designed to offer high quality modern office accommodation with low running costs due to the natural ventilation strategy and insulation specification including triple glazed windows. The accommodation benefits from excellent amenities including a large open plan double height reception with communal kitchenette and break out areas. In addition there is a Boardroom that can cater for 21 people with an integrated AV System plus a large Conference Room which can host up to 100 people. Both facilities can be booked out separately.

WC's are provided across both floors with shower facilities also available. There is a lift providing access to the first floor.

Externally, the property benefits from a generous 91 space car park including EV charging bays and outdoor seating areas.

RATEABLE VALUE

All suites are applicable for 100% small business rates relief

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All costs are exclusive of VAT

CONTACT DETAILS

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