



OFFICE SUITES TO LET

Units 1 & 4 Bewick House, Horsley Business Centre, Horsley, Northumberland, NE15 0NY

Separate ground and first floor offices to let | Exceptional working environment | Modern office space | Excellent parking provision with electric vehicle charging points | Only 20 minutes from Newcastle City centre | Easy access to A69

LOCATION

Horsley Business Centre is situated in the village of Horsley, which lies in the Tyne Valley, approximately 11 miles west of Newcastle upon Tyne City centre.

The development is within 1 mile of the A69 Trans-Pennine route connecting Newcastle with Carlisle, the A1 Trunk Road is around 8 miles to the east, and Newcastle International Airport lies 9 miles to the north-east.

DESCRIPTION

The offices were built in 2005 and are constructed in traditional stone and slate but internally offer a modern, open plan, well lit working environment with an excellent provision of on site car parking.

The accommodation at Horsley Business Centre is contained in ten office suites within two buildings, which are mainly two-storey. Unit 1 is situated at ground floor level within Bewick house, the upper building on the development. The office suite has access from both an external front door and from a communal entrance lobby. Unit 4 is situated in the same building, but at first floor level. Both offices share a kitchen and w.c. facilities with two other tenants in Bewick House.

The offices benefit from the following:

- Traditional stone and slate construction
- Double glazed windows
- Category II Lighting
- Fitted carpets
- Oil fired central heating system to radiators
- Accessible male & female w.c.'s
- Shared kitchen facilities
- Common areas refurbished in 2025
- Intruder alarm system
- Dedicated car parking spaces and shared use of communal overflow car park
- Electric Vehicle charging points
- Attractive working environment

ACCOMMODATION

The offices offer the following accommodation:

Unit 1	97.73 sq m	(1052 sq ft)
Unit 4	70.70 sq m	(761 sq ft)

Both suites are presented in open plan format, although unit 1 benefits from a meeting room and air conditioned server/communications room at the end of the suite.

LEASE TERMS

Each office is available to let individually by way of new leases drawn upon an internal repairing and insuring basis. A service charge operates to enable the Landlord to recover a fair proportion of the costs of repairing the structure and external parts of the building, and the maintenance of the internal common parts and car park and grounds, as well as the provision of heating to each office.

RENT

Unit 1	£11,600 per annum
Unit 4	£8,400 per annum

The rents quoted are exclusive of business rates and payable quarterly in advance and are subject to obtaining vacant possession.

VAT

The property is registered for VAT and VAT is payable on rent and service charge.

BUSINESS RATES

We understand the suites are entered in the Rating Lists as follows:

Unit 1	Rateable Value	£11,000
Unit 4	Rateable Value	£8,000

We anticipate occupiers are likely to benefit from small business rates relief if this is their only property, and therefore no business rates will be payable. Interested parties should make enquiries with the Local Authority to establish actual rates payable.

VIEWING

Strictly by appointment by sole agents youngsRPS.
Contact Paul Fairlamb or Chris Pattison at the Newcastle office on 0191 2610300

LEGAL COSTS

Each party is to bear their own legal costs.

LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, NE61 2EF. Tel: 0345 600 6400

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

Bewick House has an EPC rating of C-62.

A copy of the Energy Performance Certificate and Recommendation Report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk





Particulars amended May 2025

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