

TO LET

Netherton Park Farm, Stannington
Northumberland, NE61 6EF



Office Accommodation

614 ft² (54.04 m²)

- All-Inclusive Rent
- Attractive Semi-Rural Setting
- Ample Car Parking
- Meeting Room Available

For further information please contact:

Chris Pearson
E: chrisp@naylorsgavinblack.co.uk
DD: +44 (0)191 466 1343

Jessica Ross
E: jessica@naylorsgavinblack.co.uk
DD: +44 (0)191 211 1544

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

TO LET

Netherton Park Farm, Stannington
Northumberland, NE61 6EF

Location

Netherton Park is situated in a semi-rural setting 3 miles south of Morpeth Town Centre and 13 miles north of Newcastle City Centre. It has excellent access to the A1 via the Stannington Services junction located half a mile away.

Other occupiers within the development include Miller Properties, Ideographic and Artisan Travel.

Description

These former farm buildings have been tastefully converted to provide modern specification office accommodation whilst retaining elements of their original character.

The offices benefit from a waiting and reception area, a communal kitchen and ample car parking.

Accommodation

The offices comprise the following net internal areas;

Suite	M ²	Ft ²
Suite 1	54.04	614

Tenure

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

Rent

The suite is available at a price of £8,782.32 per annum exclusive of rates i.e. £731.86 per month. Payment of rent is to be quarterly in advance in the sum of £2,195.58.

Business Rates

Suites to be reassessed.

EPC

Netherton Park Farm has an EPC rating of C (75).

Legal Costs

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

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

TO LET

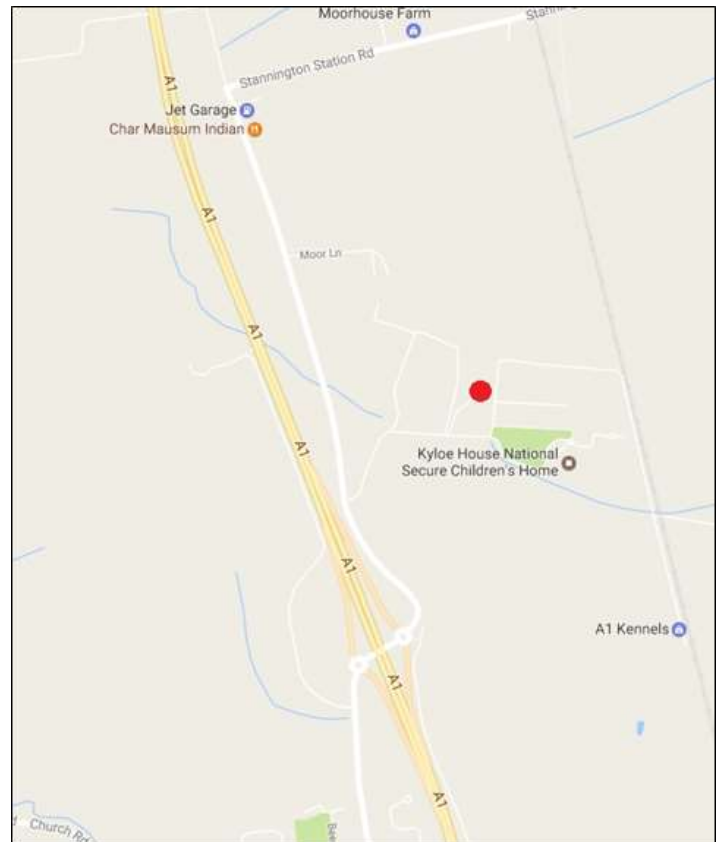
Netherton Park Farm, Stannington
Northumberland, NE61 6EF

Code of Practice

The landlord accepts the principals of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.