



OFFICE TO LET

Unit 11 Vallum Farm, East Wallhouses, Newcastle upon Tyne, NE18 0LL

Refurbished office | Attractive working environment | Good parking provision | Additional on site facilities | Rent £6,000 per annum.

LOCATION

Vallum Farm is located on the Military Road (B6318) in East Wallhouses, just 3 miles north of the A69 Trunk road, connecting Newcastle upon Tyne with Carlisle.

Vallum Farm lies approximately 14 miles west of Newcastle upon Tyne, 4 miles north-east of Corbridge, and approximately 8 miles east of the affluent market and commuter town of Hexham.

The A1 Trunk road is around 9 miles to the east and Newcastle International Airport lies approximately 11 miles to the north-east.

DESCRIPTION

Vallum Farm has developed over the years to provide a range of uses such as a coffee shop, restaurant, offices and workshops.

The subject property comprises a first floor office within a modern building under a pitched roof.

Internally, the property is self-contained, and comprises open plan office space. There are shared kitchen, toilet and shower rooms.

The property has a biomass central heating system.

There is a good provision of on site car parking.

ACCOMMODATION

We have measured the office as providing the following net internal floor area:

Unit 11	33.48 sq m	(360 sq ft)
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LEASE TERMS

The accommodation is available to let by way of a licence agreement and includes heating. Electricity is separately metered.

LICENCE FEE

The unit is available on the following basis:

Unit 11	£6,000 per annum
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The licence fee is inclusive of heating. VAT is payable on the licence fee. The occupier is responsible for payment of business rates if applicable.

RATEABLE VALUE

The property has a Rateable Value of £4,350 with effect from 1 April 2026.

It is envisaged that most occupiers may be entitled to small business rates relief if this is their only commercial premises.

LEGAL COSTS

Each party is to bear its own legal costs.

VIEWING

Strictly by appointment with sole agents, youngsRPS.

For further information please contact Paul Fairlamb or Chris Pattison on 0191 2610300

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

The property has an EPC Rating of B-35.

A copy of the EPC 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.





Typical office interior photographs

Particulars amended April 2026

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