



Photo taken from existing brochure

## Office Studios

2,267 - 15,290 ft<sup>2</sup> (210.60 - 1,420.5 m<sup>2</sup>)

- Attractive rural business park location
- Ample car parking
- Potential for multi occupancy

### For further information please contact:

Jessica Ross

E: [jessica@naylorsgavinblack.co.uk](mailto:jessica@naylorsgavinblack.co.uk)

DD: +44 (0)191 232 7030

Chris Pearson

E: [chrisp@naylorsgavinblack.co.uk](mailto:chrisp@naylorsgavinblack.co.uk)

DD: +44 (0)191 211 1555

Or our joint agents Bradley Hall

Hadrian House

Higham Place

Newcastle upon Tyne

NE1 8AF

Tel: +44 (0)191 232 7030

[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

## TO LET

Stocksfield Hall Business Park, Stocksfield,  
Northumberland, NE43 7TN

### Location

Stocksfield Hall Business Park is located just off the B6309 in Stocksfield, South Northumberland. The Business Park benefits from being within close proximity to the A69 which is the main route between the A1(M) and Newcastle upon Tyne to the east, and Carlisle via Hexham to the west.

The Business Park is located approximately 6 miles east of Corbridge, 9.5 miles east of Hexham, 3.5 miles north west of Prudhoe and 13.5 miles west of Newcastle upon Tyne City Centre. Stocksfield train station is located less than a 5 minute walk away and is on the main line between Newcastle to Hexham and Carlisle.

### Description

Stocksfield Hall comprises former agricultural buildings which have been converted into office studios. The park provides a bustling community and offers stunning rural outlooks and visiting food offerings.

The converted office suites have been finished to a good standard whilst retaining their original charm and character.

Suite 11 & 12 provides high specification offices which have been finished to a good standard and benefits from meeting rooms, kitchen, WC and storage facilities. The office is also fully furnished and the site benefits from superfast broadband.

Other tenants on the park include Openworks Engineering and Soil Environmental services to name a few.

### Accommodation

The property comprises the following net internal areas:

Suite	M <sup>2</sup>	Ft <sup>2</sup>
1	210.60	2,267
2	219.15	2,359
Unit 11 & 12	1,380.91	14,864

### Tenure

The property is available to let on a full repairing and insuring terms for a term of years to be agreed.

### Rent

Quoting Rents are as follows:

Suite	Per Sq.ft
1	£10.00
2	£10.00
Unit 11 & 12	£10.00

Unit 11 & 12 could be split to offer c7,000sq.ft office suite.

### Business Rates

The current rateable value of the property are as follows:

Suite	RV
1	£18,750
2	£18,500
11 & 12	£97,500

All interested parties should make their own enquiries as to the precise rates payable with the local council.

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### EPC

Suite	Rating
1	To be reassessed
2	E 107
Unit 9-12	To be reassessed

### Legal Costs

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

### Code of Practice

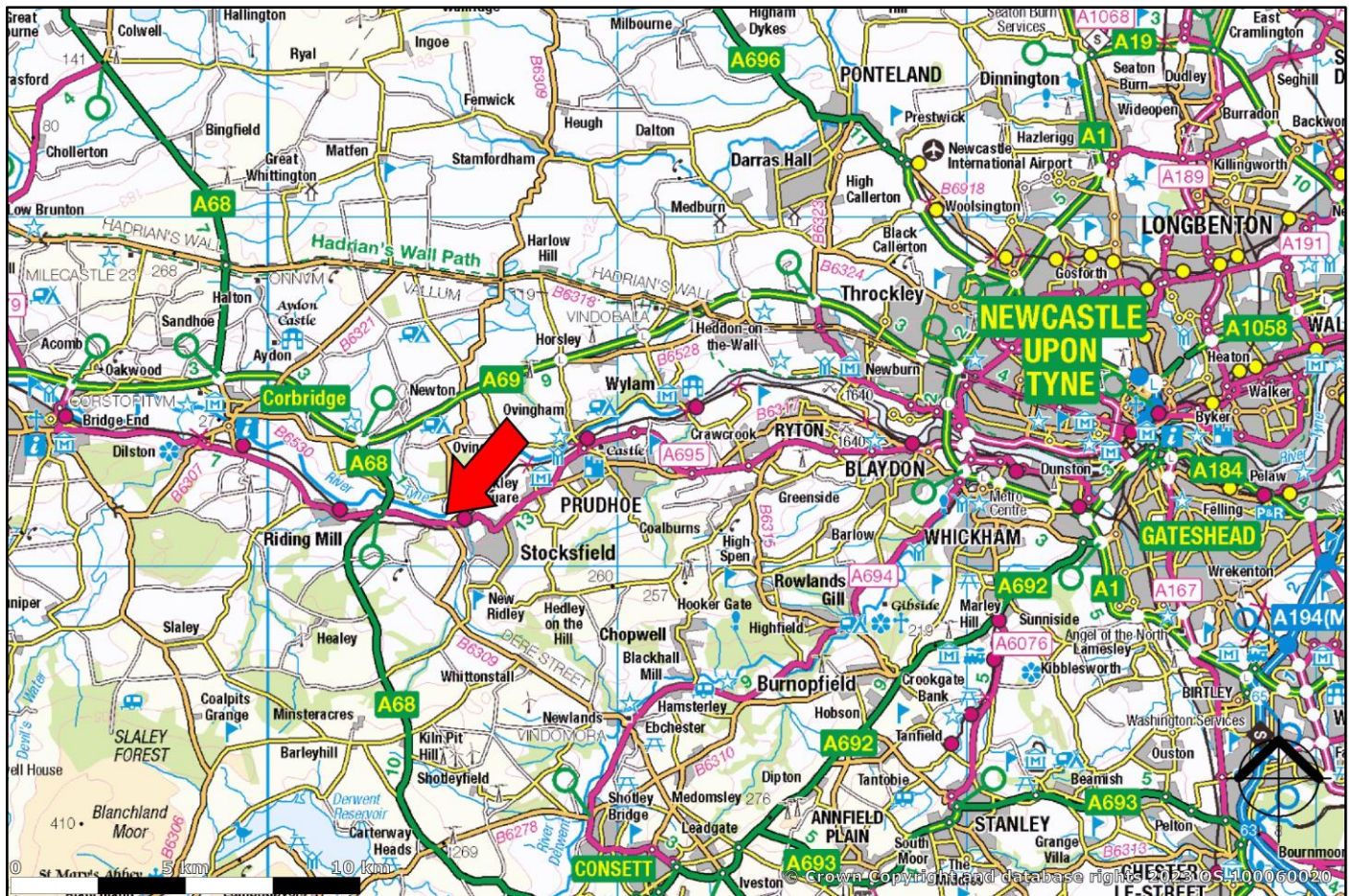
The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

### 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.







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