



OFFICE SUITES TO LET

Corbridge Business Centre, Tinklers Yard, Corbridge, Northumberland, NE45 5SB

Modern office space | Popular affluent village | Located adjacent to train station | On site car parking | Various suite sizes

LOCATION

Corbridge is an affluent village situated in the Tyne Valley, approximately 15 miles west of Newcastle upon Tyne and 5 miles east of Hexham. The village lies immediately south of the A69 Trunk road which connects Newcastle in the east to Carlisle in the west. There is also a main line railway station which lies adjacent to the subject property.

The village is popular with both residents and tourists and enjoys a range of facilities including a selection of shops, bars, restaurants and other facilities.

The subject property is located adjacent to the railway station, on the south side of the river.

DESCRIPTION

Corbridge Business Centre provides good quality office accommodation within two buildings known as Main Building and The Arches.

Each office benefits from double glazing, carpeted floors and LED lighting. The offices are available on an inclusive basis, to include the following:

- Heating, power and water
- Business rates
- Furniture
- Cleaning and maintenance
- 24 hour access
- High Speed Broadband Internet Access
- Reception facilities
- Four hours use of meeting room per month

The offices within The Arches also benefit from their own self-contained kitchen and toilet facilities.

ACCOMMODATION

The following office suites are currently available:

Main Building

Suite 5 34.00 sq m (366 sq ft)

The Arches

Ground Floor 40.91 sq m (440 sq ft)

Third Floor 40.91 sq m (440 sq ft)

Floor areas provided by client

LICENCE FEES

Each of the offices is available on a fully inclusive licence basis, at the following rates:

Main Building

Suite 5 £1050 per calendar month plus VAT

First Floor

Ground Floor £1150 per calendar month plus VAT

Third Floor £1150 per calendar month plus VAT

VIEWING

Strictly by appointment by sole agents youngsRPS.
Contact Paul Fairlamb or Chris Pattison Tel: 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

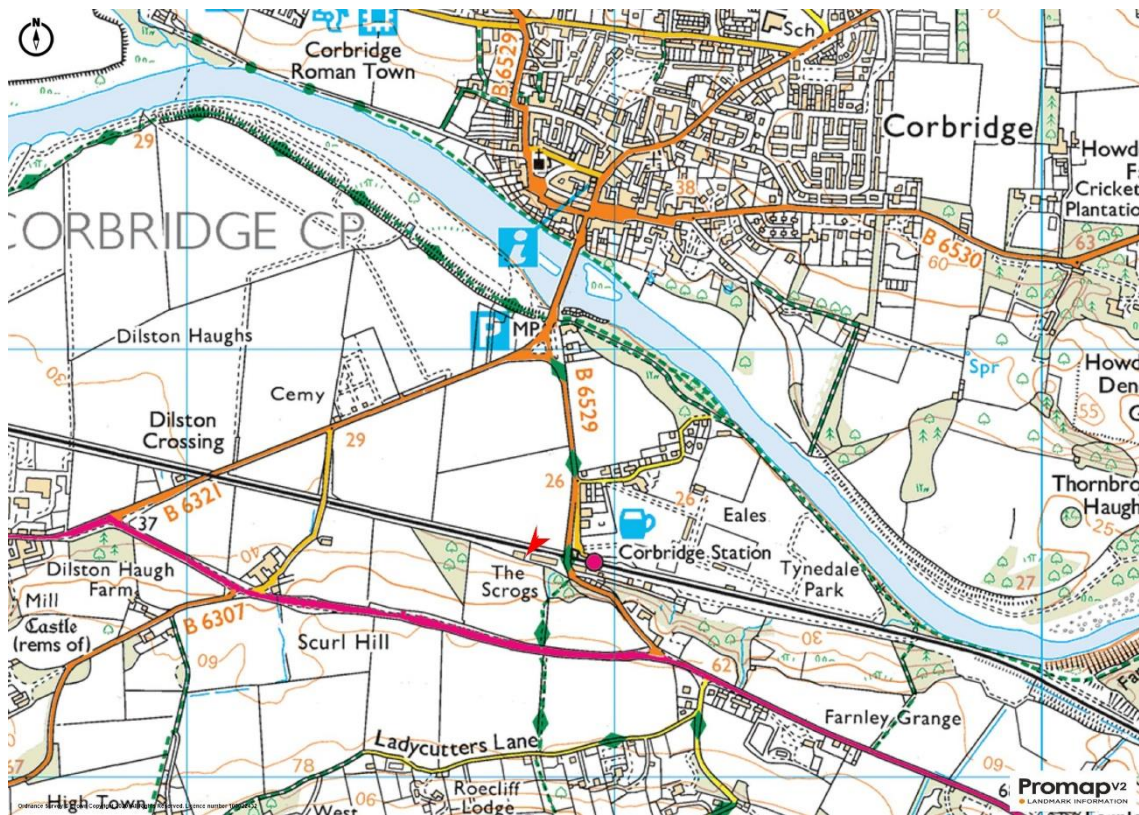
The main building has Energy Performance Certificate Rating of B-45.

The Arches has an Energy Performance Certificate Rating of B-47.

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





Note: Internal photos represent typical office suites within the development

Particulars amended February 2025

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