



HIGH STREET OFFICE SUITE TO LET

1ST FLOOR OFFICE SUITE, 25 MAIN STREET,
PONTELAND, NEWCASTLE UPON TYNE, NE20 9NH

- Modern 1st Floor Office Space
- Internal kitchenette and private meeting room
- Prominent building in Ponteland Village Centre
- Close to Waitrose & other local amenities

£7,300 per annum

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	52.17 sq m / 561 sq ft
Availability	Immediate Occupation
Rateable Value	£4,800 (rear suite)
Service Charge(s)	Available upon request
EPC Rating	Available upon request

KEY CONTACT(S)

📞 **Dan Huntley**
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LOCATION

The property is situated in the village of Ponteland. Ponteland has excellent transport links with Newcastle International Airport located 1½ miles and the A1 motorway 4 miles to the east via the Wooslington Bypass dual carriageway. Ponteland and neighbouring Darras Hall Estate together form one of the wealthiest commuter areas of Newcastle. Main Street is home to a good range of local amenities including Waitrose and Sainsbury's Supermarkets, high street banks as well as several bars, restaurants and other retail and leisure outlets.

DESCRIPTION

The property comprises a private first floor office suite with shared ground floor access in a prominent Grade II Listing building. The suite has the benefit of carpeted floors and strip fluorescent lighting. The suite has recently had a small kitchenette installed, as well as a private meeting room and storage and is in great condition.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M ²	Ft ²
1st Floor	52.17	561

TERM

The premises are available by way of a new effectively full repairing and insuring lease at a rent of £7,300 per annum or £608.33 monthly. All other terms are to be agreed by negotiation.

Service charge and buildings insurance are also payable on demand.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
First Floor	4,800

The Small Business Rate for the year 2026/2027 is 38.2 pence in the pound.

ANTI-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 tenant..

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE

A new EPC has been commissioned .

VAT

All figures are exclusive of VAT where chargeable..

