

TO LET

Bearl Farm Business Park, Bearl Farm,
Stocksfield, NE43 7AJ



Office Suites

593 – 2,510 ft²

- Rural office development
- Located just a minute from the A69
- Generous on site parking provision
- Inclusive packages available

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Location

Bearl Farm Business Park is located just off the A69, close to Bywell and Stocksfield. The A69 is the main route between the A1(M) which links Hexham to Newcastle and Carlisle.

The Business Park is located approximately 5 miles east of Corbridge, 8 miles west of Hexham and 12 miles west of Newcastle upon Tyne. Stocksfield Train Station is located around a 5 minute drive away.

Description

These former agricultural buildings have been tastefully converted to provide modern specification office accommodation whilst retaining elements of their original character and charm. The offices are wrapped around a central grassed courtyard area and benefit from their own front door, kitchen and ample car parking. Externally there is a generous parking provision for clients and visitors to the site as well as a mixture of hard and soft landscaping with breakout amenity areas for the tenants.

Accommodation

The available offices comprise of the following Net Internal Area:

Unit	M ²	Ft ²
1	359.99	3,875
7	163.97	1,765
7 Suite 1	8.6	93
7 Suite 2	36.04	388
7 Suite 3	25.73	277
7 Suite 4	10.59	114
7 Suite 5	17.00	183
7 Suite 6	25.95	387
9	69.21	745

Tenure

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

Rent

Quoting rents are as follows:

Unit	Rent psf
1	£5.50
7	£10.00
7 Suite 1	£12.00
7 Suite 2	£12.00
7 Suite 3	£12.00
7 Suite 4	£12.00
7 Suite 5	£12.00
7 Suite 6	£12.00
9	£12.00

Rent is to be paid quarterly in advance.

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Service Charge

On application.

Business Rates

Units 7-9 have been rated as a whole with a current Rateable Value of £20,500.

If each suite is let out separately the Rates will need to be reassessed.

EPC

Available on request.

Legal Costs

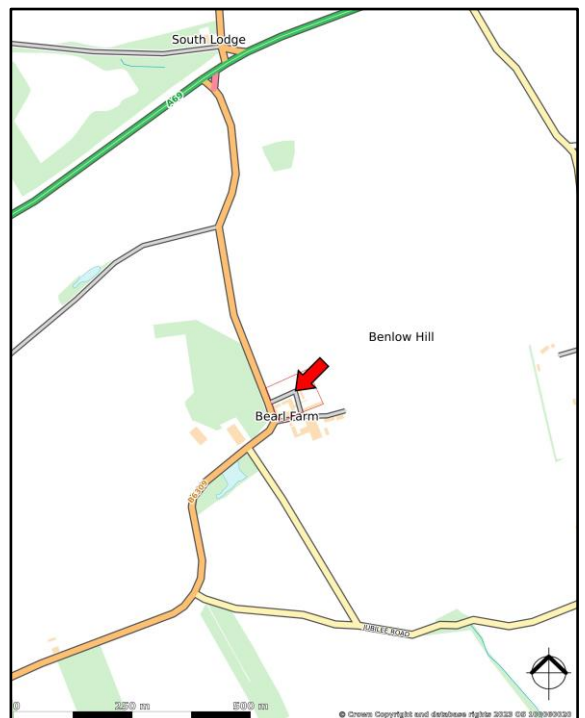
Each party to be responsible for their own legal costs incurred in this transaction.

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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