

TO LET

Rural Office Suite

**First Floor
Unit 5 Bearl Farm
Stocksfield
Northumberland
NE43 7AJ**

**johnson
tucker**

chartered surveyors & property consultants

On behalf of Allendale Estates



- First Floor Office Suite
- Popular Rural Office Development
- Situated only 500m from the A69
- EPC Rating C72
- Total NIA: 71.3 sq m (767 sq ft)
- Asking rent £7,700 per annum (exclusive)



LOCATION

The property is located off the B6309 (Bywell Road), approximately 3 miles north of Stocksfield. Stocksfield is located 10 miles east of Hexham and 16 miles west of Newcastle upon Tyne. The office has excellent transport links as it is situated approximately 500 metres from the A69 whilst Stocksfield has the benefit of a train station.

DESCRIPTION

The office accommodation comprises a first floor office suite that forms part of a refurbished, stone barn conversion / courtyard. The office benefits from a "district" biomass woodchip under floor heating system. There is a good provision of on-site parking available.

ACCOMODATION

First Floor office 71.3 sq m 767 sq ft

TERMS

The premises are available by way of a new effectively full repairing and insuring lease at a rent of £7,700 per annum (exclusive). All other terms are to be agreed by negotiation.

ADDITIONAL COSTS

There is an additional service charge payable estimated at £1,350 per annum + VAT and Heat Charge £615 per annum + VAT

RATING ASSESSMENT

The rating assessment will need to be re-assessed by the Valuation Office Agency following re-configuration of the unit.

However, we estimate the Rateable Value will be £6,350.

LEGAL COSTS

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

EPC

Energy performance certificate rating of C72

VAT

All figures quoted are exclusive of VAT where chargeable.

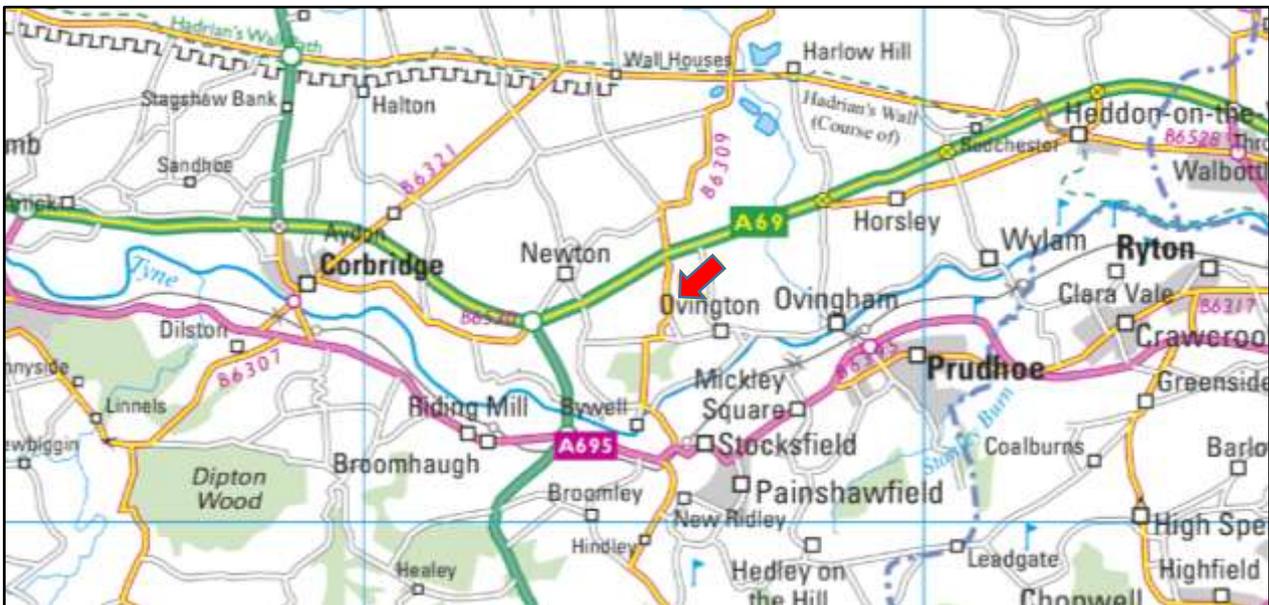
ANTI-MONEY LAUNDERING REGULATIONS

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.

VIEWING

By appointment only through Johnson Tucker LLP.
Contact Gary Robinson on 0191 2697890 or garyr@johnsontucker.co.uk

SUBJECT TO CONTRACT



Conditions under which these particulars are issued

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