



OFFICES TO LET

OLD BEWICK, ALNWICK
NORTHUMBERLAND, NE66 4DZ

GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

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OLD BEWICK, ALNWICK
NORTHUMBERLAND, NE66 4DZ

APPROXIMATE MILEAGES

Alnwick—10 miles-Newcastle upon Tyne—43 miles—Wooler—9 miles—Berwick upon Tweed—27 miles

PROPERTY SUMMARY

High quality offices to let on flexible terms in recently converted traditional stone built farm steading..

RENTS TO BE CONFIRMED BUT START FROM £6,250/ANNUM

Location

Old Bewick is part of the Harehope Estate. It is located in a peaceful rural setting to the east of the B6346 and within ready access to the A697. The offices are approximately 3 miles to the north-east of Eglingham and 10 miles to the south-east of Wooler.

Description

Old Bewick farm is a traditional Northumberland farm with a range of stone buildings which have been converted and restored into approximately 800m² of offices. Conversion works retain many of the original features to provide a spacious office environment suitable for a wide variety of needs.

The space is currently open plan but could be divided to provide individual office units. In addition there is a shared kitchen, shared reception and workshop space if required together with multi-sex WC's and shower facilities.

In addition, there are 2 conference rooms which can accommodate up to 20 people.

Floor Area

The space currently provides ground and first floor offices which total approximately 450 m² (4871 ft²) of net internal useable space together with WC accommodation.

Car Parking

There is adequate space for car parking for the office suites.

Terms

The accommodation is available on flexible terms. Preference is given to occupation of the specifically identified space on a formal lease arrangement for a fixed term subject to a periodic break.

Office Areas 3, 4, 5 & 6 could be made available and comprise approximately 63 m², 58 m², 86 m², 60 m² with a conference facility of 92 m².

Rents will be at a guide of £100/m² excluding service costs for heating, lighting, fibre broadband, insurance rent, electricity and service charge to include maintenance of common parts, servicing of heating units etc.).

The landlord will retain responsibility for maintenance and decoration of the building itself.

Legal Costs

Each party will be responsible for their own legal expenses incurred as a result of this transaction.

Local Authority

Northumberland County Council, County Hall, Morpeth, NE61 2EF.
Telephone 345 600 6400



Workshop and Reception



Reception



Boardroom



Reception



Kitchen



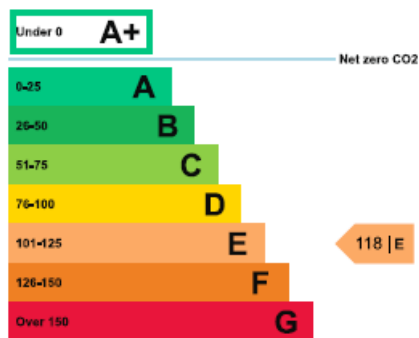
W.C's



Vacant office area 4 at first floor

EPC

The property has an EPC rating of "E".



Properties are given a rating from A+ (most efficient) to G (least efficient).

Viewing

Viewing is strictly by appointment with the agent.

Further Information

For further information please contact:

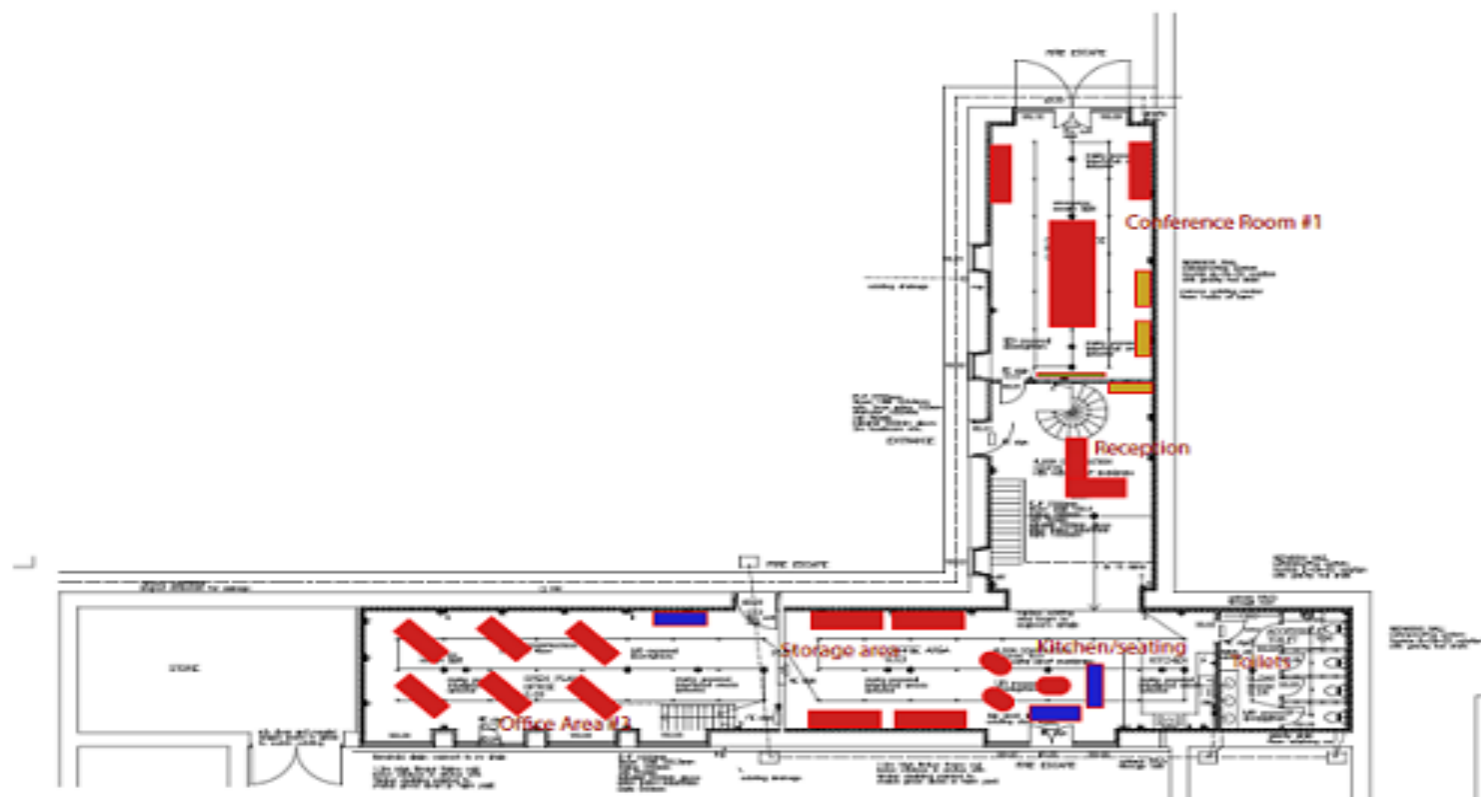
danielleclough@georgefwhite.co.uk

Telephone enquiries - 0333 920 2220

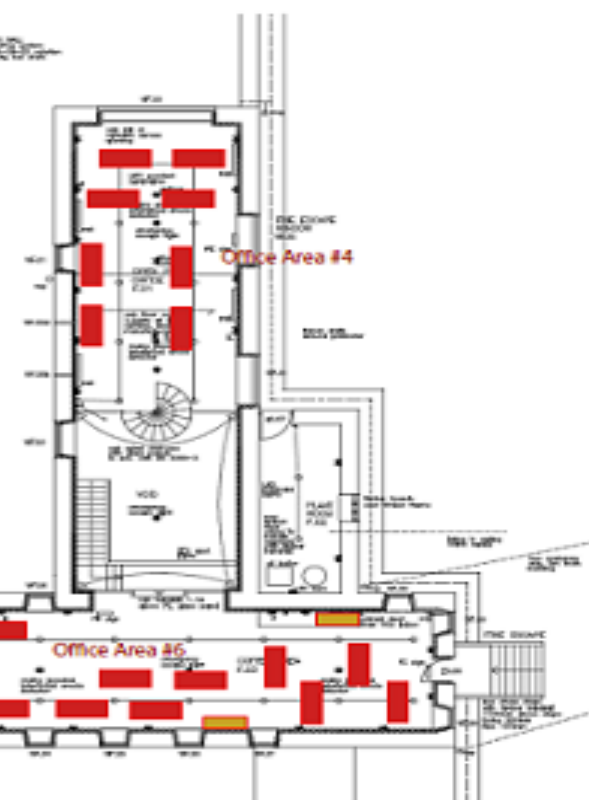
Important Notice

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed if there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. Mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. Particulars do not constitute a contract or part of a contract.





Ground Floor Plan



First Floor Plan

