

Stocksfield Hall

Business Park

Stocksfield, Northumberland NE43 7TN

Development opportunity
for alternative uses

2,000 - 14,864 sq ft (186 - 1,420.5 sq m)



- Potential conversion of office premises
- Suitable for a variety of uses subject to planning
- New leases available
- Located just a minute from the A69
- Attractive rural business park location



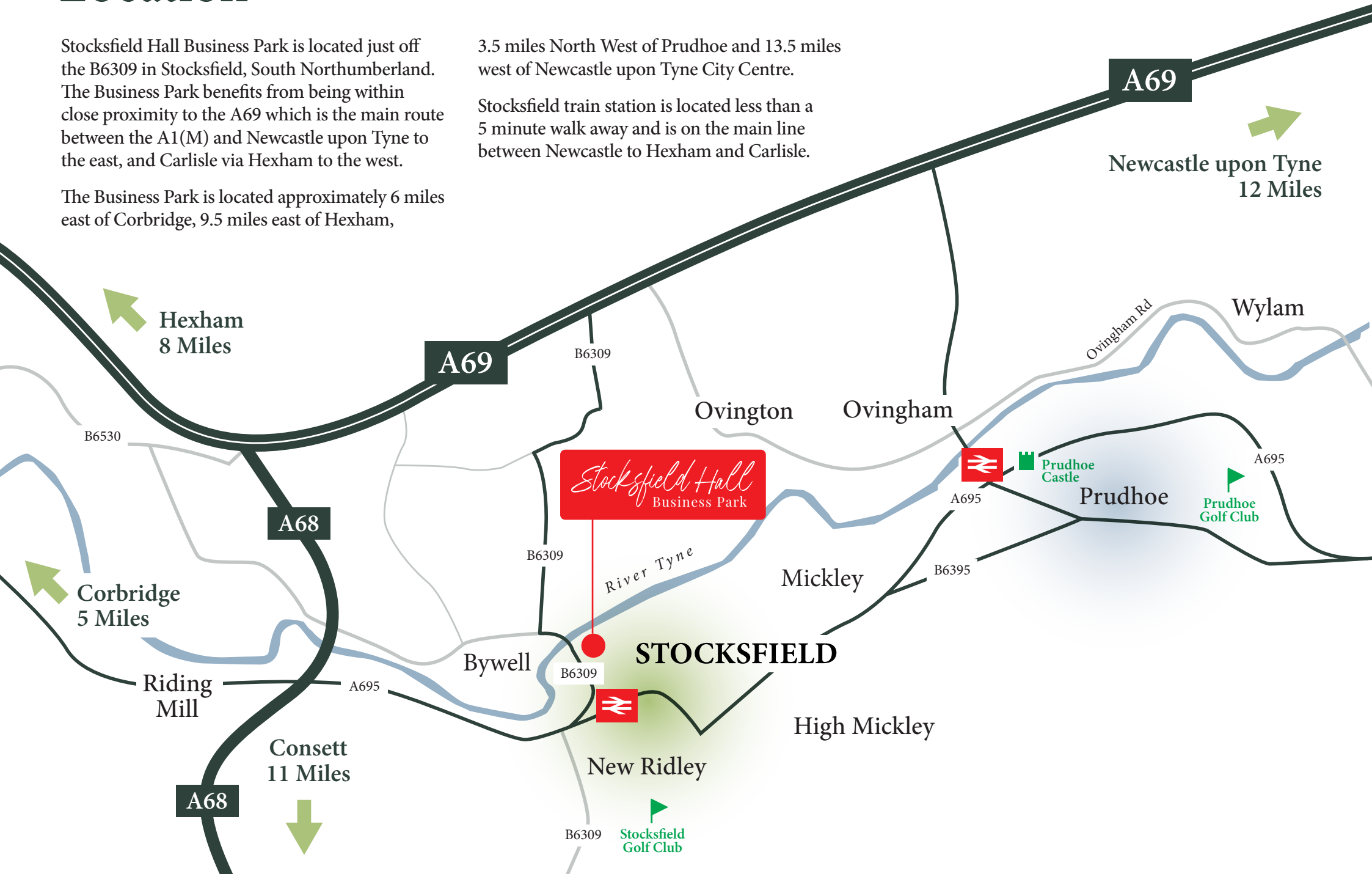
Location

Stocksfield Hall Business Park is located just off the B6309 in Stocksfield, South Northumberland. The Business Park benefits from being within close proximity to the A69 which is the main route between the A1(M) and Newcastle upon Tyne to the east, and Carlisle via Hexham to the west.

The Business Park is located approximately 6 miles east of Corbridge, 9.5 miles east of Hexham,

3.5 miles North West of Prudhoe and 13.5 miles west of Newcastle upon Tyne City Centre.

Stocksfield train station is located less than a 5 minute walk away and is on the main line between Newcastle to Hexham and Carlisle.



A69

Newcastle upon Tyne
12 Miles

Hexham
8 Miles

A69

B6309

Ovington Ovingham

Stocksfield Hall
Business Park

Prudhoe
Castle

Prudhoe

Prudhoe
Golf Club

A695

A695

A68

Corbridge
5 Miles

B6309

River Tyne

Mickley

B6395

Bywell

B6309

STOCKSFIELD

Riding
Mill

A695

High Mickley

Consett
11 Miles

New Ridley

A68

B6309

Stocksfield
Golf Club

Stocksfield Hall

Business Park

Description

Stocksfield Hall Business Park comprises former agricultural buildings which have been converted into office studios.

Suites 11 & 2 currently provide high specification offices which have been finished to a good standard and benefit from meeting rooms, kitchen, WC and storage facilities. The offices are also fully furnished and the site benefits from superfast broadband.

They also offer potential for sub-division for a range of alternative uses including the following:

- Retail / coffee shop / restaurant
- Health and beauty
- Gym and general wellbeing
- Wedding support
- Arts and studio uses
- Offices
- Light industrial



Stocksfield Hall

Business Park

Accommodation

Self-contained units are available from 2,000 - 14,864 sq ft.



Stocksfield Hall

Business Park



Tenure

The property is available to let on a full repairing and insuring terms for a term of years to be agreed.

Rent

From £7.50psf.

Business Rates

The premises will need to be reassessed for rating purposes. Currently Units 9, 11 and 12 have a rateable value of £97,500.

Service Charge

The service charge budget is currently £1.75psf.

EPC

To be reassessed.

Legal Costs

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

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to joint agents on this basis and where silent, offers will be deemed net of VAT.

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For further information or to arrange a viewing please contact joint agents:



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