

PARKER KNIGHTS

REAL ESTATE



THE RIVERGREEN CENTRE, ST MARY'S PARK, MORPETH, NE61 6BL



ABOUT

DESCRIPTION

A (12,480 sq ft) office development with a range of office space available to let as serviced or traditional office suites from 176 sq ft. With high-spec offices and a shared board room and kitchen facilities Rivergreen Centre offers a contemporary and collaborative environment.

Specification includes:

- Fully DDA compliant • Shower facilities • High speed fibre broadband
- Wireless internet access throughout building • Parkland views • BREEAM Very Good

DETAILS

ACCOMMODATION

Suite	SQ FT
GF East Wing	1,116*
G2	176
G3	358
G4	176
G5	176
G6	176
G7	355
GF West Wing	2,745
F1	730
F2	311
TOTAL	6,319

*There is the opportunity to extend this space within this suite to 1,697 sq ft with the addition of a mezzanine floor

TERMS

TENURE

Leasehold

LEGAL COSTS

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

VAT

The rent is exclusive of VAT where chargeable





TERMS

CAR PARKING

Up to 91 spaces Inc 2 EV charging bays
Bike racks also available

EPC

Rating: B

ASKING RENT

Traditional Office Suites: £15.00
psf plus Service Charge

Serviced Office Suites: £293.00 per
desk pcm all inclusive

BUSINESS RATES

On application

SERVICE CHARGE

Budget for year end March 2026
totals £10.74 psf which includes
utilities used within the demise





LOCATION

Nestled in the heart of Northumberland's spectacular living landscape.

Stannington is a small picturesque village situated approximately 9 miles north of Newcastle upon Tyne and 4 miles South of Morpeth. It has good road links, with direct access to both north and south-bound carriageways of the A1.

St Mary's Park, the former site of St Mary's Hospital, is set in open countryside approximately 2 miles west of the village. The original buildings date from 1914, and stand in listed mature landscaped grounds.

PARKER KNIGHTS

REAL ESTATE

CONTACT

AGENT DETAILS

Michael Downey

Parker Knights

DD: 0191 649 8924

M: 07711 767 423

E: mdowney@parkerknights.co.uk

W: www.parkerknights.co.uk



Misrepresentation Act: These particulars do not form part of any contract. Parker Knights nor any of their directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intending purchaser or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract.