



PARKER KNIGHTS

REAL ESTATE

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



ABOUT

DESCRIPTION

A new (12,480 sq ft) 1,159.42 sq m office development available to let as serviced or traditional office suites from (178 sq ft) 16.53 sq m

The last available suite to let lies to the ground floor and benefits from: • Fully DDA compliant • Shower facilities • High speed fibre broadband • Wireless internet access throughout building • Parkland views • BREEAM Very Good • Vehicle Charging Points

DETAILS

ACCOMMODATION

Floor	SQ FT
Ground	1,116

There is the opportunity of including a mezzanine floor within this suite which would add a further 581 sq ft to the size

EPC

Rating: B

ASKING RENT

£15.00 psf

BUSINESS RATES

To be re-assessed upon occupation. Further enquiries should be made to the local council

SERVICE CHARGE

Budget for year end March 2025 totals £12.19 psf which includes utilities used within the demise

TERMS

CAR PARKING

Up to 91 spaces Inc 2 EV charging bays

TENURE

Leasehold

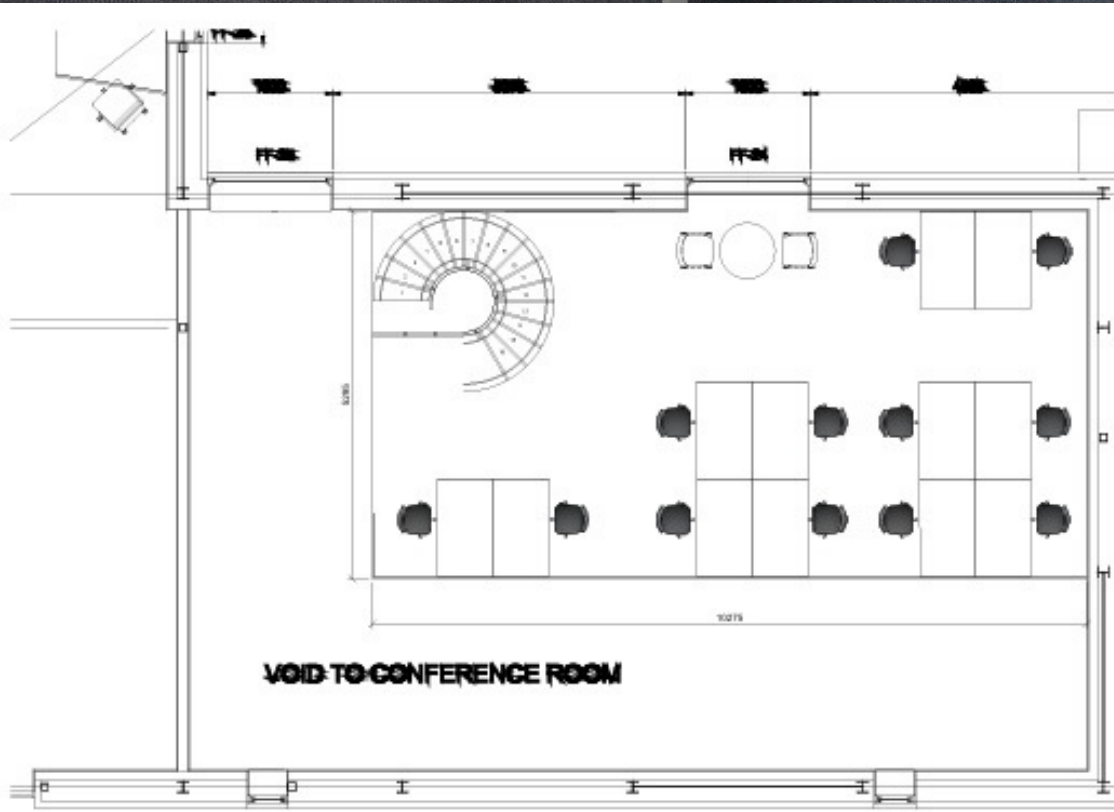
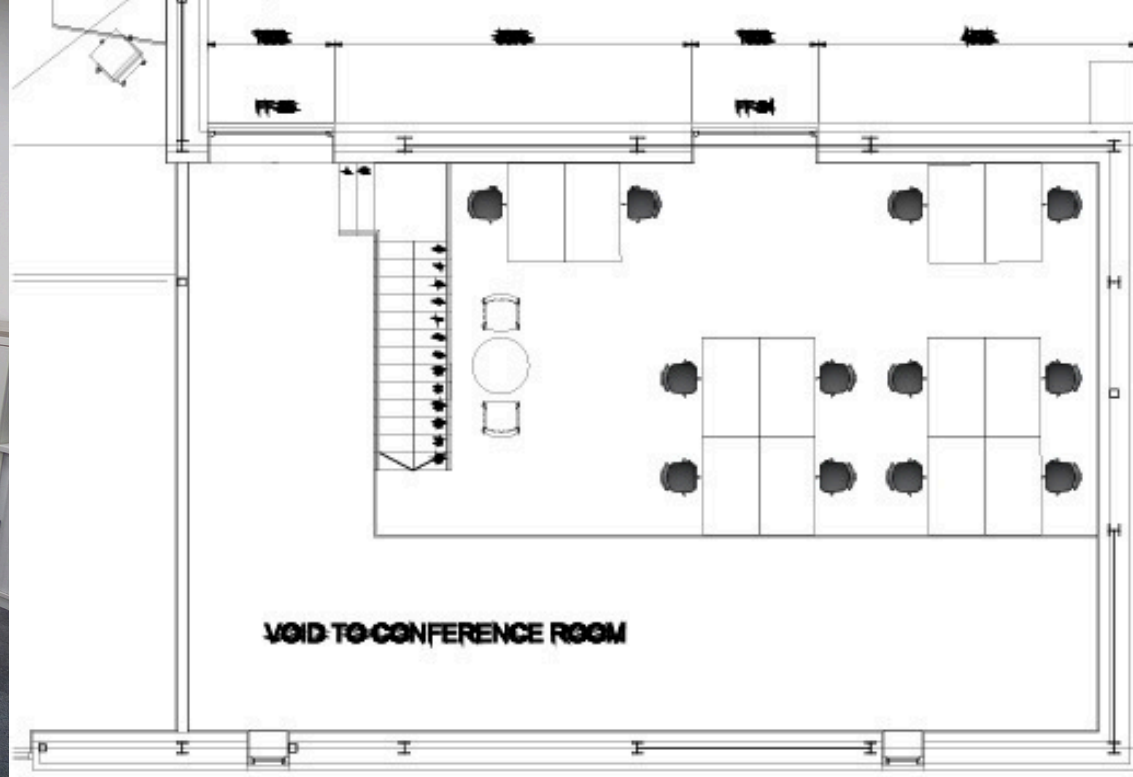
LEGAL COSTS

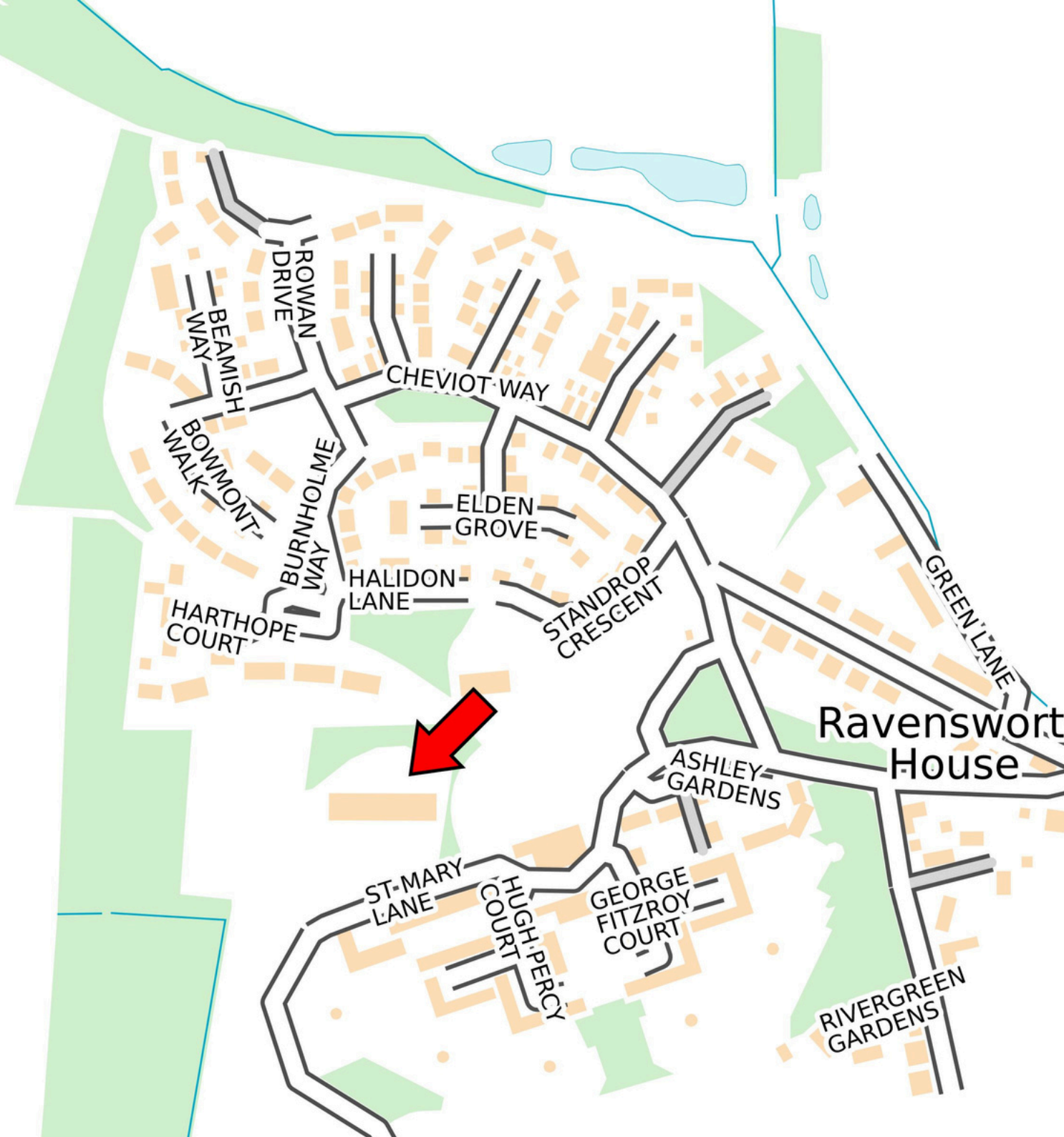
Each party to bear their own legal costs incurred in the transaction

VAT

The rent is exclusive of VAT where chargeable







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.

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CONTACT

AGENT DETAILS

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