



## **CORBRIDGE BUSINESS CENTRE, TINKLERS YARD, CORBRIDGE, NORTHUMBERLAND, NE45 5SB**

- **Modern office space**
- **Located adjacent to train station**
- **Popular affluent village**
- **On site car parking**
- **Various suite sizes**

### **Offices To Let**

#### **LOCATION**

Corbridge is an affluent village situated in the Tyne Valley, approximately 15 miles west of Newcastle upon Tyne and 5 miles east of Hexham. The village lies immediately south of the A69 Trunk road which connects Newcastle in the east to Carlisle in the west. There is also a main line railway station which lies adjacent to the subject property.

The village is popular with both residents and tourists and enjoys a range of facilities including a selection of shops, bars, restaurants and other facilities.

The subject property is located adjacent to the railway station, on the south side of the river.

**Tel: 0191 2610300**

[www.youngsrps.com](http://www.youngsrps.com)

**youngsRPS**   
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## DESCRIPTION

Corbridge Business Centre provides good quality office accommodation within two buildings known as Main Building and The Arches.

Each office benefits from double glazing, carpeted floors and LED lighting. The offices are available on an inclusive basis, to include the following:

- Heating, power and water
- Business rates
- Furniture
- Cleaning and maintenance
- 24 hour access
- High Speed Broadband Internet Access
- Reception facilities
- Four hours use of meeting room per month

The offices within The Arches also benefit from their own self-contained kitchen and toilet facilities.

## ACCOMMODATION

The following office suites are currently available:

### Main Building

Suite 5            34.00 sq m        (366 sq ft)

### The Arches

First Floor        40.91 sq m        (440 sq ft)



“The Arches” offices

## LICENCE FEES

Each of the offices is available on a fully inclusive licence basis, at the following rates:

### Main Building

Suite 5            £1050 per calendar month plus VAT

### First Floor

The Arches        £1150 per calendar month plus VAT

## ENERGY PERFORMANCE CERTIFICATE

The main building has Energy Performance Certificate Rating of B-45.

The Arches has an Energy Performance Certificate Rating of B-47.

A copy of the EPC and recommendation report is available upon request.

## LEGAL COSTS

Each party is to bear their own legal costs.

## VIEWING

Strictly by appointment with sole agents, YoungsRPS.

For further information please contact Paul Fairlamb on 0191 2610300 or e-mail: paul.fairlamb@youngsrps.com

All figures quoted above are exclusive of VAT where chargeable.



Typical interior – The Arches



Typical Interior – The Arches

## LOCAL AUTHORITY

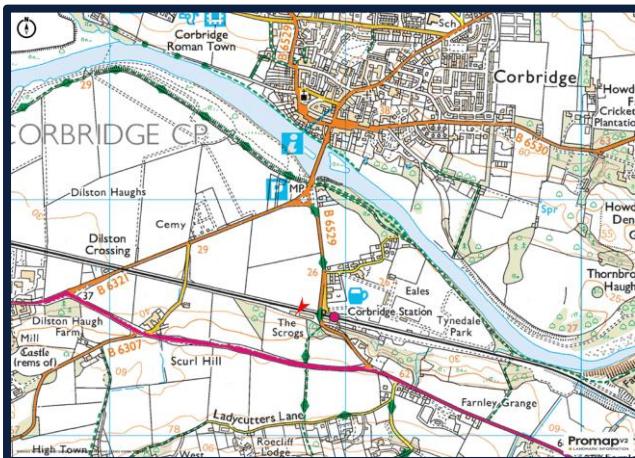
Northumberland County Council, Morpeth,  
Northumberland, NE61 2EF.

Tel: 0345 6006400

## CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

**Particulars amended February 2024**



Location plan

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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