



- Detached Office Building
- Circa 2,500 sq ft
- Gas Heating; SUDG
- Ideal HQ/Regional Office

- Private Car Park
- Stone Built
- Alarm & Entry System

- Prominent Location
- Flexible Accommodation
- Convenient for Airport/A1/A19/A69

DETACHED COMMERCIAL BUILDING - TO LET - IDEAL FOR MULTIPLE USES (Subject to the necessary change of use/planning permissions).

A fabulous stone built detached commercial property, which would make an excellent HQ or Regional office but is ideal for a number of other uses, subject to the necessary change of use/planning consent. Extending to over 2,500 square feet over 2 floors, there is also ample provision of kitchen and toilet facilities. There is also a private car park.

The property is constructed to a high standard, with full fill cavity wall insulation, sealed unit double glazing, gas fired underfloor heating to the ground floor, with radiators to the first floor, security alarm and entry system.

The property is available on a Full Repairing & Insuring lease, in multiples of 3 years, with 3 yearly rent reviews.

Current Use Class is D1. We understand buildings with D1 use may be permitted to change use for a single period of up to 3 years to A1, A2, A3, B1 and D1 (a,d,e,f or g) use (see GPDO Schedule 2, Part 4, Clause D). However, interested parties should check with Northumberland County Council.

Ponteland is a sought after 'village' North West of Newcastle upon Tyne, with excellent local facilities. There is good access to the A1, A69 and A19 as well as Newcastle International Airport, with access to the Metro system.

Reception Area 15'9 x 14'4 (4.80m x 4.37m)

Office 1 19'8 x 9'10 (5.99m x 3.00m)

Office 2 14'3 x 12'6 (4.34m x 3.81m)

WC

Kitchen 16'6 x 15' (5.03m x 4.57m)

Office 3 8'6 x 7'6 (2.59m x 2.29m)

Side Hall 7'6 x 5' (2.29m x 1.52m)

Office 4 18'6 x 13'8 (5.64m x 4.17m)

WC

WC

First Floor Landing

Office 5 18'8 x 9'6 (5.69m x 2.90m)

Office 6 14'3 x 13'8 (4.34m x 4.17m)

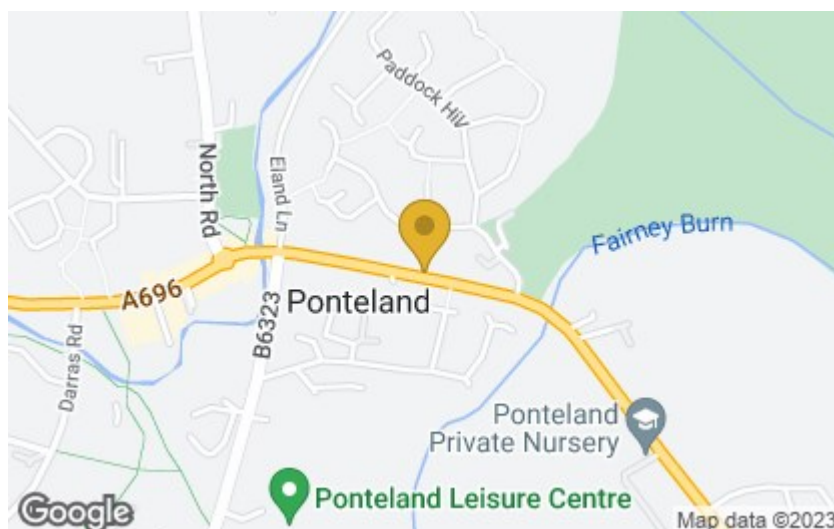
Changing Room/WC 18' x 8'6 (5.49m x 2.59m)

Office 7 32' x 13'8 (9.75m x 4.17m)

Office 8 6'10 x 6'6 (2.08m x 1.98m)

WC 11'1 x 6'6 (3.38m x 1.98m)

Office 9 15'10 x 9'5 (4.83m x 2.87m)



Energy Performance: Current Potential

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.