



## OFFICE SUITE TO LET

**Unit 7 Stephenson House, Horsley Business Centre, Horsley, Northumberland, NE15 0NY**

Ground floor office to let | Exceptional working environment | Modern office space | Excellent parking provision with electric vehicle charging points | Only 20 minutes from Newcastle City centre | Easy access to A69

### LOCATION

Horsley Business Centre is situated in the village of Horsley, which lies in the Tyne Valley, approximately 11 miles west of Newcastle upon Tyne City centre.

The development is within 1 mile of the A69 Trans-Pennine route connecting Newcastle with Carlisle, the A1 Trunk Road is around 8 miles to the east, and Newcastle International Airport lies 9 miles to the north-east.

## DESCRIPTION

The offices were built in 2005 and are constructed in traditional stone and slate but internally offer a modern, open plan, well lit working environment with an excellent provision of on site car parking.

The accommodation at Horsley Business Centre is contained in ten office suites within two buildings, which are mainly two-storey. Unit 7 is a ground floor office within Stephenson House. The office suite has access from both an external front door and from a communal entrance lobby. There are shared kitchen and w.c. facilities. The property is well presented and is separately accessed to the front and rear. Currently the office also benefits from an integral meeting room.

The office benefits from the following:

- Traditional stone and slate construction
- Double glazed windows
- LED Lighting
- Laminate flooring
- Oil fired central heating system to radiators
- Accessible male & female w.c.'s
- Shared kitchen facilities
- Intruder alarm system
- Dedicated car parking spaces and shared use of communal overflow car park
- Electric Vehicle charging points
- Attractive working environment

Please note the furniture and stud partitions are tenant's fixtures and may be removed at the end of the current lease.

## ACCOMMODATION

The office offers the following accommodation:

Unit 7            70.51 sq m            (759 sq ft)

## LEASE TERMS

The office is available to let by way of a new lease drawn upon an internal repairing and insuring basis. A service charge operates to enable the Landlord to recover a fair proportion of the costs of repairing the structure and external parts of the building, and the maintenance of the internal common parts and car park and grounds, as well as the provision of heating to each office.

## RENT

Unit 7   £9,900 per annum

The rent quoted is exclusive of business rates and payable quarterly in advance and is subject to obtaining vacant possession.

## VAT

The property is registered for VAT and VAT is payable on rent and service charge.

## BUSINESS RATES

We understand the suite is entered into the Rating List as follows:

Unit 7                      Rateable Value    £8,100

We anticipate occupiers are likely to benefit from small business rates relief if this is their only property, and therefore no business rates will be payable. Interested parties should make enquiries with the Local Authority to establish actual rates payable.

## VIEWING

Strictly by appointment by sole agents youngsRPS.  
Contact Paul Fairlamb or Chris Pattison at the Newcastle office on 0191 2610300

## LEGAL COSTS

Each party is to bear their own legal costs.

## LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, NE61 2EF. Tel: 0345 600 6400

*All figures quoted above are exclusive of VAT where chargeable.*

## ENERGY PERFORMANCE CERTIFICATE

Bewick House has an EPC rating of C-64.

A copy of the Energy Performance Certificate and Recommendation Report is available on request.

## 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.





## Particulars prepared April 2026

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