



## OFFICE TO LET

**Unit 1, Room 3, Meadowfield Court, Ponteland, Newcastle upon Tyne, NE20 9SD**

Available now | Ground floor | Inclusive of gas and electricity | Rent only £1,000 per month | Roadside frontage

### LOCATION

Meadowfield Court is located on Meadowfield Industrial Estate in Ponteland which is a town in Northumberland 8 miles northwest of Newcastle upon Tyne. Newcastle International Airport is within 2 miles of the estate and access onto the A1 and A69 Trunk Roads are within 4 and 5 miles south and south-east of Ponteland.

The property is situated at the north end of the industrial estate with nearby occupiers being Ponteland Medical Group, Flying Gang Brewing, Royal Mail Group, Alnorthumbria Veterinary Group, Jewson and Maysan Foods. Smaller independent businesses such as a dog day care centre, solicitor, planners, IT consultants, mortgage brokers, a beauty salon and Ponteland Town Council are located at Meadowfield Court itself.

Meadowfield Court comprises a two-storey office block with a terrace of five converted industrial style units to the rear of the site with free onsite parking.

## DESCRIPTION

This newly refurbished ground floor office suite provides self-contained accommodation suitable for a range of office, professional or creative workspace occupiers. The suite benefits from its own dedicated entrance together with excellent roadside frontage and free parking directly to the front of the property.

The accommodation has recently undergone refurbishment including the installation of a new kitchen, full redecoration throughout, new carpets, new LED lighting and an alarm system.

Key features:

- Self-contained ground floor office suite
- Own dedicated entrance
- Prominent roadside frontage
- Three office rooms
- Newly installed kitchen
- New carpets throughout
- New LED lighting
- Recently redecorated
- Alarm system
- Wall-mounted gas radiators
- Shared w.c. facilities
- Free parking directly to the front

## ACCOMMODATION

We have measured the property as providing a net internal floor area of 63.35 sq m (682 sq ft) arranged as follows:

Office 1	16.13 sq m	(174 sq ft)
Office 2	7.05 sq m	(76 sq ft)
Store	16.43 sq m	(177 sq ft)
Kitchen	10.83 sq m	(116 sq ft)

## LEASE TERMS

The accommodation is available to let on an internal repairing basis for a term of years to be agreed.

## RENT

The accommodation is available to let at a rent of £1,000 per month inclusive of gas and electricity but excluding water and business rates.

## VAT

The property is not registered for VAT therefore VAT is not payable on the rent.

## RATEABLE VALUE

The property has a rateable value of £5,700. Interested parties should contact the Local Authority to establish the rates payable.

It is likely that most occupiers may benefit from small business rates relief if this is their only premises and therefore it is unlikely that business rates will be payable.

## LEGAL COSTS

Each party are to bear their own legal costs in connection with the preparation and execution of the lease.

## VIEWING

Strictly by appointment with sole agents, youngsRPS.

Stephanie Dixon – Tel: 0191 261 0300 e-mail: [stephanie.dixon@youngsrps.com](mailto:stephanie.dixon@youngsrps.com)

## LOCAL AUTHORITY

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

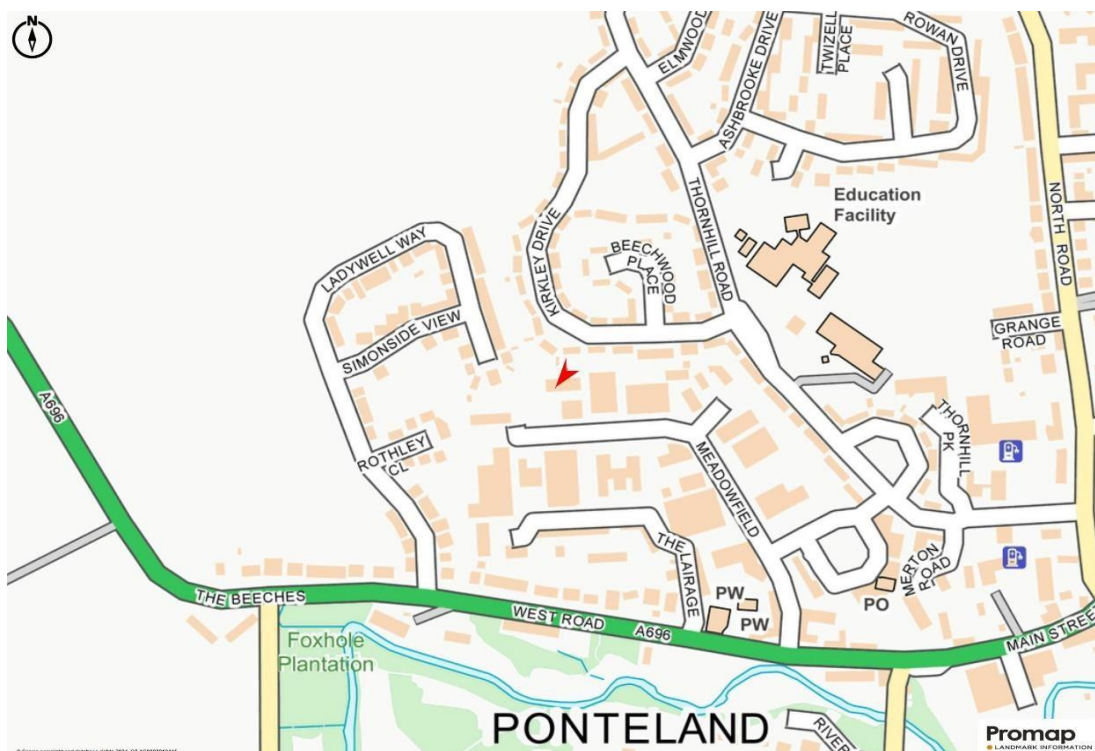
Tel: 0345 600 6400

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate Rating of C-72. The EPC 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 May 2026

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