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OLD BEWICK OFFICES

Alnwick, Northumberland



OLD BEWICK OFFICES

ALNWICK, NORTHUMBERLAND

TOTAL 275M SQ (2,960FT) MODERN OFFICE
SPACE IN A STUNNING RURAL SETTING

Large meeting room, communal kitchen/seating area, reception, WC and shower

Electric car charging points

Large parking area

Meeting room also available for external hire



GSC GRAYS

PROPERTY • ESTATES • LAND

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Colburn
Tel: 01748 897610

Hamsterley
Tel: 01388 487000

Lambton Estate
Tel: 0191 385 2435

Leyburn
Tel: 01969 600120

Stokesley
Tel: 01642 710742





Description

GSC Grays is pleased to present for let high quality office space located in in the beautiful North Northumbrian countryside.

Old Bewick is peacefully located on the Harehope Estate, equi-distance between Alnwick and Wooler just off the A697. Alnwick is a thriving market town lying 10 miles to south which is home to Alnwick Castle, several business parks and a variety of independent shops. Wooler lies 9 miles north and the A1 is readily accessible 10 miles to the east.

Part of the former traditional farm steading, the building has recently been converted into a modern, open plan office building providing flexible and accessible business accommodation and communal areas. The conversion has sympathetically retained many of the buildings original features while benefitting from modern facilities including high speed broadband and electric car charging points.

Office Space

Approximately 275m sq (2960 ft) NIA office space in total is available to let over two floors. This is offered on a flexible basis with the Landlord able to install permanent partitions dependant on the sizes of offices required. Separate entry and reception areas are available if preferred. A shared communal space contains a fitted kitchen with WC and shower facilities, as well as a main reception and seating area. A conference room seating up to 20 people is available to book for on a first come first served basis.

Car Parking

A large communal car park is located to the north-west of the building. Further parking is available to the rear of the building if required. Four electric car charging points are available, payable separately.

Terms

For details of lease lengths please contact the Letting Agents. Rent payments will exclude service costs for heating, electricity, broadband, insurance rent, and other service charges to maintain the communal areas of the building. These will be payable quarterly based on the area occupied. Internal maintenance and redecoration will remain under the direction of the Landlord. All office space is rented unfurnished.

Rent

In the region of £100/m sq plus VAT (if applicable) dependant on area taken and terms negotiated.

EPC

Band E

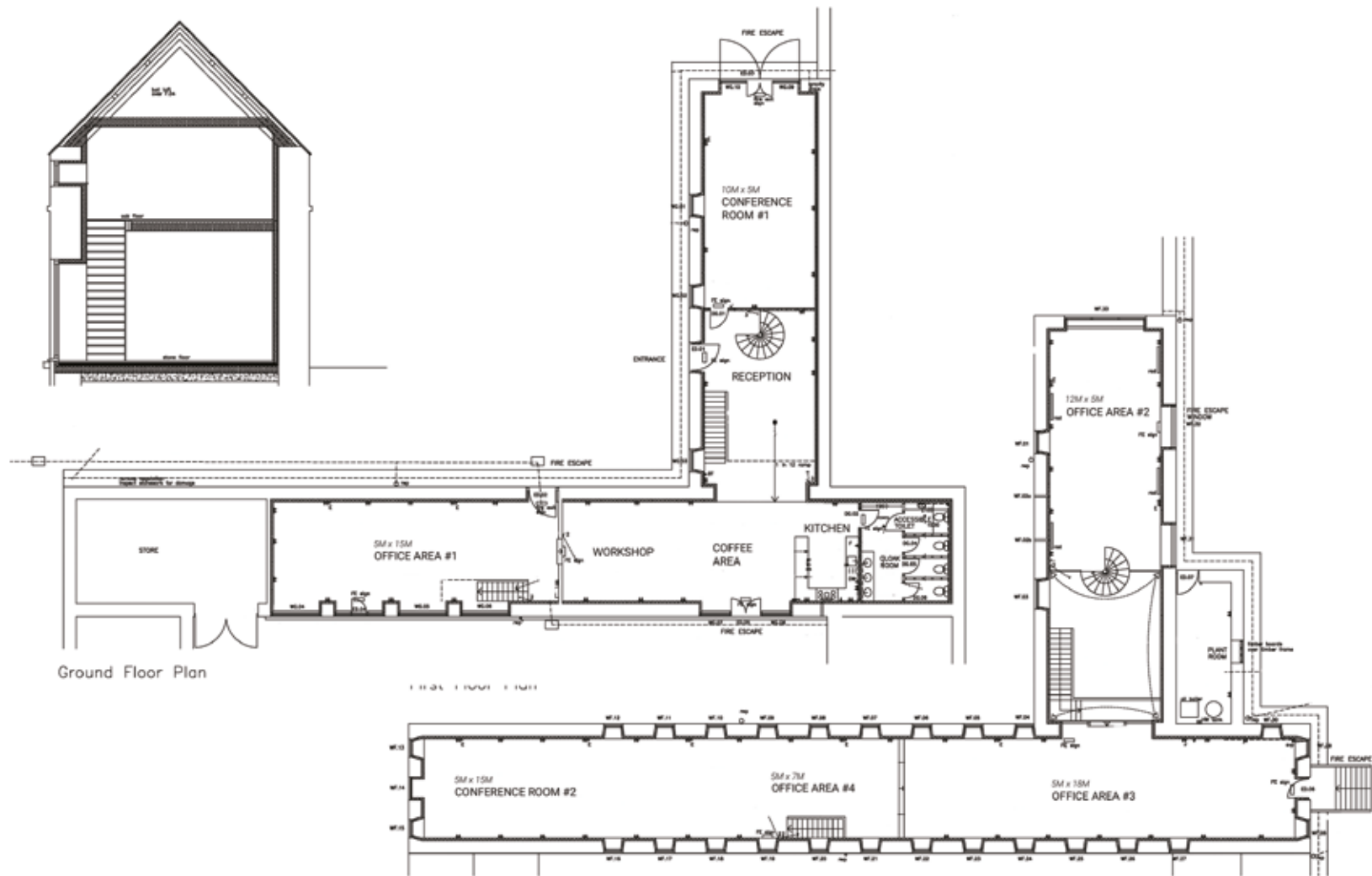
Business Rates

The building has recently been revalued and is undergoing appeal. Details are available from the Letting Agent and will be updated once concluded. Business Rates relief schemes are available, and it is advisable to contact Northumberland County Council to confirm your eligibility.

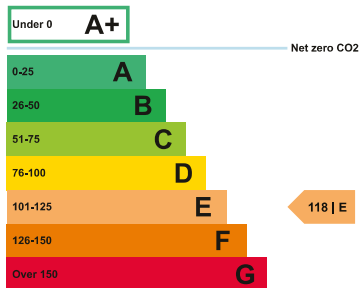
Legal Costs

Each party will be required to meet their own advice and legal costs in negotiation and preparation of the lease.





Ground Floor Plan



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2023
 Photographs taken: May 2023

