



## OFFICES TO LET

WITHIN THE MAGNIFICENT SETTING OF LONGHIRST HALL  
NORTHUMBERLAND NE61 3LL

UP TO 1,816.63 SQ\_M (19,554 SQ\_FT)



# OFFICES TO LET

WITHIN THE MAGNIFICENT  
SETTING OF LONGHIRST HALL

1,816.63 SQ M (19,552 SQ FT)

## Location

Longhirst is situated just two miles from Morpeth via the B1137 and three miles from the A1. The A189 Northumberland Spine Road is also readily accessible via the A197. Benefitting from excellent transport links, Newcastle International Airport is within 18 miles and is readily accessible via the A697. Newcastle Central Station can be easily reached via Morpeth's regular train and bus services.

Having firmly established itself as a conference and banqueting location and holiday destination, Longhirst attracts delegates from around the country.

Located within Longhirst, Longhirst Hall offers a 77 bedroom hotel, 34 self catering houses, 23 conference and meeting rooms, championship 18 hole golf course and driving range, as well as several bars and on site restaurant facilities.

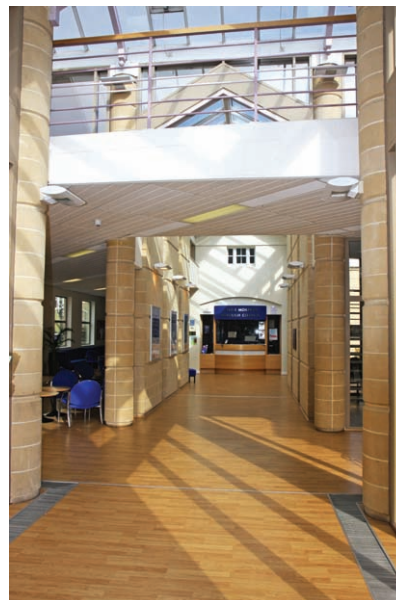
Adjacent to the hall itself, the offices offer a unique and prominent position set within the beautiful grounds of the hall.

## Description

Available as a whole or in part, the accommodation comprises a prestigious two storey office building previously used as the headquarters of Morpeth Borough Council. Benefitting from its own entrance the space is arranged off an atrium and comprises mostly open plan and partitioned accommodation with a number of structural meeting rooms on the ground floor.



SET IN BEAUTIFUL  
NORTHUMBERLAND  
COUNTRYSIDE LONGHIRST  
OFFERS AN IDEAL OFFICE  
LOCATION OUTSIDE OF  
THE CITY CENTRE WITH  
MANY LOCAL AMENITIES  
IN THE VICINITY.





### Specification

- Carpeted part raised access floors
- Double glazed windows
- Eight person passenger lift
- Kitchen facilities
- Male and female toilet facilities on each floor
- Self contained accommodation with own front door
- Available as a whole or can be split

### Car Parking

There are 140 car parking spaces available adjacent to the offices.

### Rent

Upon application.

### Tenure

The accommodation is available by way of a new effectively full repairing and insuring lease, by way of a service charge, for a term by negotiation, subject to rent reviews.

### Rateable Value

Description: Offices & Premises

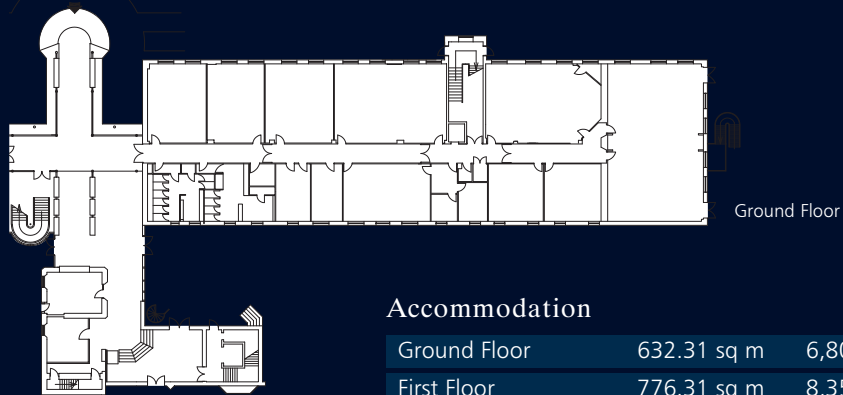
Rateable Value: £115,000.

### VAT

All figures within these terms are exclusive of VAT where chargeable.

### Legal Costs

Each party to be responsible for their own legal costs incurred in the preparation and completion of any legal documentation.

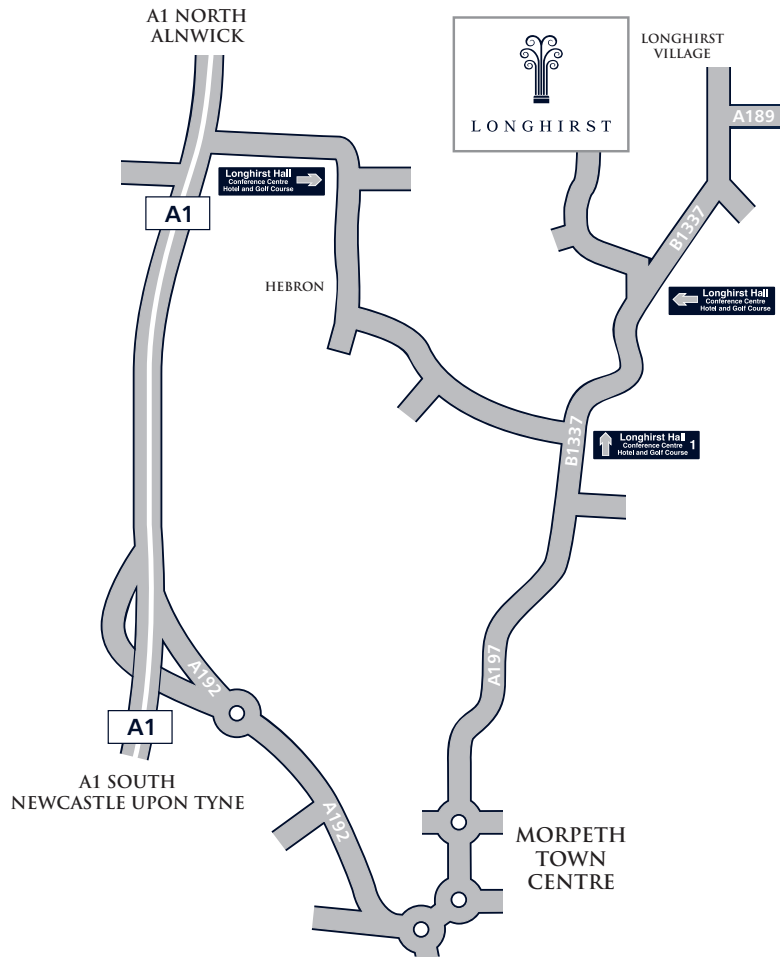


### Accommodation

Ground Floor	632.31 sq m	6,806 sq ft
First Floor	776.31 sq m	8,356 sq ft
First Floor Extension	325.80 sq m	3,507 sq ft
Admin Offices	82.21 sq m	885 sq ft
<b>Total NIA</b>	<b>1,816.63 sq m</b>	<b>19,554 sq ft</b>

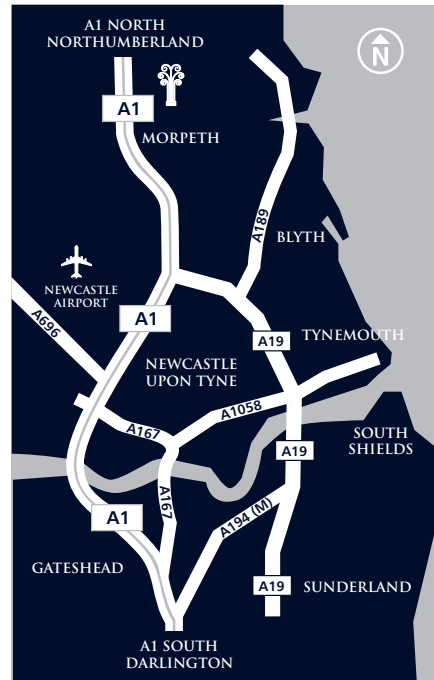


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## Travel Distances

Morpeth (8mins)	3 miles
Newcastle Airport (32mins)	18 miles
Newcastle (33mins)	19 miles
Sunderland (52mins)	31 miles
Berwick (1hr 17mins)	52 miles



Viewing  
Strictly by appointment through sole agent

**storeys:ssp**

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