

OFFICES TO LET



Murray Hogg Business Centre,
Killingworth,
Stephenson Ind Estate,
Tyne & Wear,
NE12 6DY

Bradley Hall

0191 232 8080

Newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk

33-39 Grey Street, Newcastle upon Tyne NE1 6EE



LOCATION

The property occupies a highly prominent position at the junction of Planet Place and Northumberland Way within the well-established Stephenson Industrial Estate, Killingworth.

The estate is one of the region's most recognised industrial and business locations, benefiting from excellent connectivity. The property is situated just to the east of the A189 and north of the A191, providing direct access to the A19 and A1(M), and in turn linking to Newcastle upon Tyne, Gateshead and the wider North East.

Killingworth is an established commercial location approximately 5 miles north of Newcastle city centre, with good access to local amenities including Killingworth Shopping Centre and Lakeside Park. The area benefits from strong transport links, with regular public transport services and convenient access to major arterial routes.

Stephenson Industrial Estate accommodates a wide range of national, regional and local occupiers, with nearby businesses including Northumbria Police, Lidl, FaulknerBrowns Architects, Ramage Windows, Revol, Northern Ventilation Services and Northumbria Plant Hire.



DESCRIPTION

The property comprises a two storey ancillary office building offering a range of individual office suites and larger open plan accommodation, suitable for a variety of occupiers.

The suites benefit from modern LED lighting, carpeted flooring, perimeter trunking, and excellent natural light throughout, creating a bright and professional working environment. The flexible layout makes the property suitable for a mix of office, studio, administrative, and service based occupiers, supporting productivity, wellbeing, and collaboration.

The accommodation is offered on an all in cost basis, providing clarity and simplicity for occupiers. This typically includes rent, service charge, and core running costs within a single transparent figure, helping businesses manage budgets with confidence and ease.

Externally, the property benefits from dedicated car parking and is situated within a fully secure site.



AVAILABILITY

Accommodation	Sq M	Sq FT	Rent Inclusive of Service Charge
Office 8	64.84 m ²	698 ft ²	£730 pcm
Office 9	86.90 m ²	935 ft ²	£980 pcm
Office 10	39.94 m ²	430 ft ²	£540 pcm
Office 11	116.78 m ²	1,257 ft ²	£1,300 pcm
Total	308.43 m²	3,320 ft²	

TERMS

Each suite is available by way of 12 month license agreement.



Important Information

Rating Assessment

The rateable is to be reassessed, however, interested parties should confirm the current position with the Local Authority.

AML Regulations

In accordance with Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Viewing

For general enquiries and viewing arrangements please contact Bradley Hall.

Contact

LUCY MOUTER

+44 (0) 191 232 8080

Lucy.mouter@bradleyhall.co.uk

EPC

The property has an EPC Rating of D (82).

Legal Costs

Each party is responsible for their own legal costs.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

Code for Leasing a Business Premises

Interested parties are advised to refer to the RICS Code for Leasing Business Premises 2020. [February_2020_Code_For_Leasing_Business_Premises_England_And_Wales_1st_Edition.pdf](#)



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458
- 5) All details are provided Subject to Contract

For Viewings & Further Information

For all enquiries and viewing
arrangements please contact sole agents,
Bradley Hall Limited.

Lucy Mouter

Tel: 0191 232 8080

Email: lucy.mouter@bradleyhall.co.uk

Bradley Hall

0191 232 8080

Newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk

33-39 Grey Street, Newcastle upon Tyne NE1 6EE