



## First Floor 6-8 Bell Villas, Ponteland, Newcastle upon Tyne NE20 9BE

- First Floor Office Suite
- Floor area 640 sq. ft. (59.5 sq. m.)
- Four open-plan offices plus W.C. facilities
- Recently refurbished, clean and professional interior
- Prime location on Main Street, Ponteland
- Two designated parking bays
- Eligible for small business rates relief

**Rent: £8,250 per annum**

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### Location

The office is located at Bell Villas, Ponteland, enjoying a highly prominent position on Main Street (A696) in the heart of this desirable and affluent Northumberland village. This central location ensures excellent visibility and consistent passing trade, making it ideal for a range of professional or customer-facing businesses. Ponteland is a sought-after area, known for its thriving local community, strong residential catchment, and high footfall. The property is surrounded by a variety of independent retailers, cafes, professional services, and national brands, all of which contribute to the vibrant commercial atmosphere of the village centre. The location also offers excellent connectivity being just minutes from Newcastle International Airport, quick access to the A1(M) for regional travel and only a short drive to Newcastle City Centre, making commuting straightforward for both clients and staff. Public transport links are strong, with regular bus services running through the village, further enhancing the accessibility of this superb office location. This is an ideal opportunity for businesses seeking a prestigious address with strong visibility in one of the North East's most well-regarded areas.

### Description

The offices are located on the first floor of an attractive two-storey property, this well-presented office suite offers 59.54 sq. m. (640.8 sq. ft.) of versatile workspace.

The premises benefit from direct street-level access from Main Street, ensuring ease of entry for both staff and visitors. The layout comprises four open-plan office areas, providing flexibility for a variety of business uses, along with dedicated W.C. facilities. The space is equipped with electric heaters, strip fluorescent lighting, double glazing, and ample power / telecom points, supporting a modern working environment. Having recently undergone a refurbishment, the office is in excellent condition and ready for immediate occupation. Its clean, neutral décor and functional layout make it ideal for professional services, creatives, start-ups, or satellite teams.

### Viewing

Strictly by appointment through this office.

### Floor Area

| Area         | Sq. m. | Sq. ft. |
|--------------|--------|---------|
| Office       | 16.8   | 180.83  |
| Office       | 11.34  | 122.06  |
| Office       | 17.2   | 185.13  |
| Office       | 8.7    | 93.64   |
| W.C          | 1.86   | 20.02   |
| W.C          | 3.64   | 39.18   |
| Net Internal | 59.54  | 640.88  |

### Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

### Rent

£8,250 per annum

### Rateable Value

The 2025 Rating List entry is Rateable Value £6,300

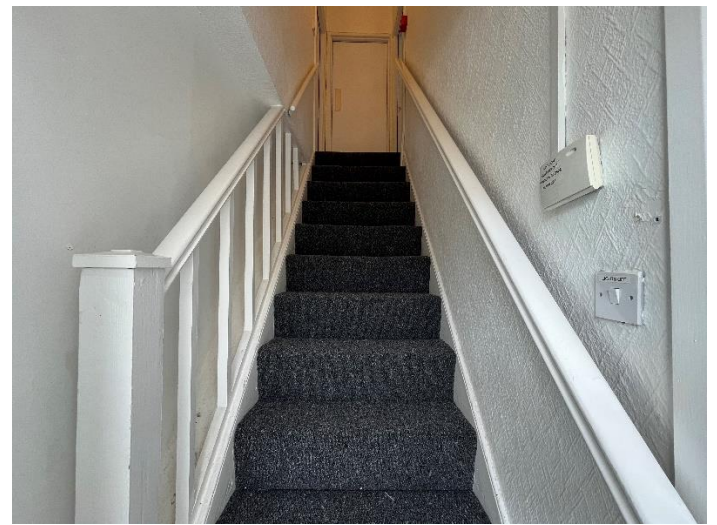
As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

### Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.



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