



17 Coopies Lane, Morpeth, Northumberland NE61 6JN

- First floor office space
- From 11.7 sq. m. (125.9 sq. ft.) to 36.6 sq. m. (393.8 sq. ft.)
- Established location on Coopies Lane Industrial Estate
- Suitable for a variety of uses (stpp)
- New flexible lease terms
- Walking distance to Morpeth Railway Station
- Ample parking at front and rear of property

Rents from £3,800 per annum (Inclusive of utilities)

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Location

The offices are situated on Coopies Lane Industrial Estate, one of Morpeth's established commercial and industrial locations. Coopies Lane lies approximately one mile south-east of Morpeth town centre, offering convenient access to a wide range of local amenities including shops, restaurants, banks, and professional services.

The estate benefits from excellent transport links. The A192 and A196 provide direct connections to the A1 (North and South), placing Newcastle upon Tyne around 15 miles to the south and Alnwick approximately 20 miles to the north. Morpeth Railway Station is within walking distance, offering regular services to Newcastle, Edinburgh, and beyond. Several bus routes also serve the area, ensuring strong public transport accessibility.

The surrounding estate is occupied by a mix of light industrial, office, and trade counter operators, creating a well-established business environment. Nearby occupiers include national and local companies, providing a strong commercial presence and support services. This location is ideal for businesses seeking a well-connected base in Northumberland, with easy access to both local markets and the wider North East region.

Description

We are pleased to offer to the market a range of office suites located on the first floor of a two-storey detached property. The offices are available individually or can be combined to suit requirements.

Tenants will benefit from access to a well-presented communal kitchen and WC facilities. Ample parking is provided to both the front and rear of the property.

The advertised rents are inclusive of all utilities, offering excellent value and convenience.

The space would be suitable for a variety of uses, subject to the necessary planning consents.

Description	sq. m.	sq. ft.	Level	Rent
Office 3	12.09	130.1	First Floor	£4,000
Office 7	12.8	137.8	First Floor	£4,200
Office 8	11.7	125.9	First Floor	£3,800

*Includes utilities

Business Rates

The building is still awaiting assessment; however, we are confident that the rateable value will fall within the threshold for Small Business Rate Relief. We recommend that you obtain independent confirmation.

Important Notice

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- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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