

- First floor office space
- Net internal area 112.02 m² (1,215.13 ft²)
- Two dedicated on-site parking bays
- Close proximity to public car parks
- Prime town centre location near key landmarks
- Modern internal layout
- Suitable for a Variety of Uses stpp



**Unit 2, The Old Stables,
Greys Yard, Morpeth,
Northumberland NE61 1QD**

Rent: £14,500 per annum

RMS | Rook
Matthews
Sayer



Location

The subject offices are ideally situated just a short walk from Bridge Street and Morpeth town centre. It is accessed via New Market, which connects directly to the main roundabout at the intersection of Bridge Street, Newgate Street, and Oldgate a prominent location near the historic Morpeth Clock Tower and HSBC.

Positioned within Grey Yard, The Old Stables enjoys a highly accessible and visible setting. The property is located immediately next door to The Electrical Wizard (Wetherspoons) and lies adjacent to Morpeth Riverside Leisure Centre and its public car park, providing excellent footfall and convenient parking for staff and visitors. This central location offers easy access to local amenities, public transport links, and the wider town centre, making it an attractive base for a range of professional and commercial uses.

Description

An exceptional opportunity to lease a first-floor office suite in a highly sought-after town centre location. This well-presented property offers versatile accommodation within a characterful two-storey brick-built building, ideally suited to a range of professional, creative, or commercial occupiers (subject to planning consent).

The first-floor suite extends to approximately 112.02 m² (1,215 ft²) and comprises a modern large open plan room and access to a communal kitchen and ladies/gents W.C. facilities. The layout offers flexibility to accommodate a variety of business operations, with potential for reconfiguration to suit individual requirements.

Parking

Allocated on-site parking for two vehicles.

Tenure

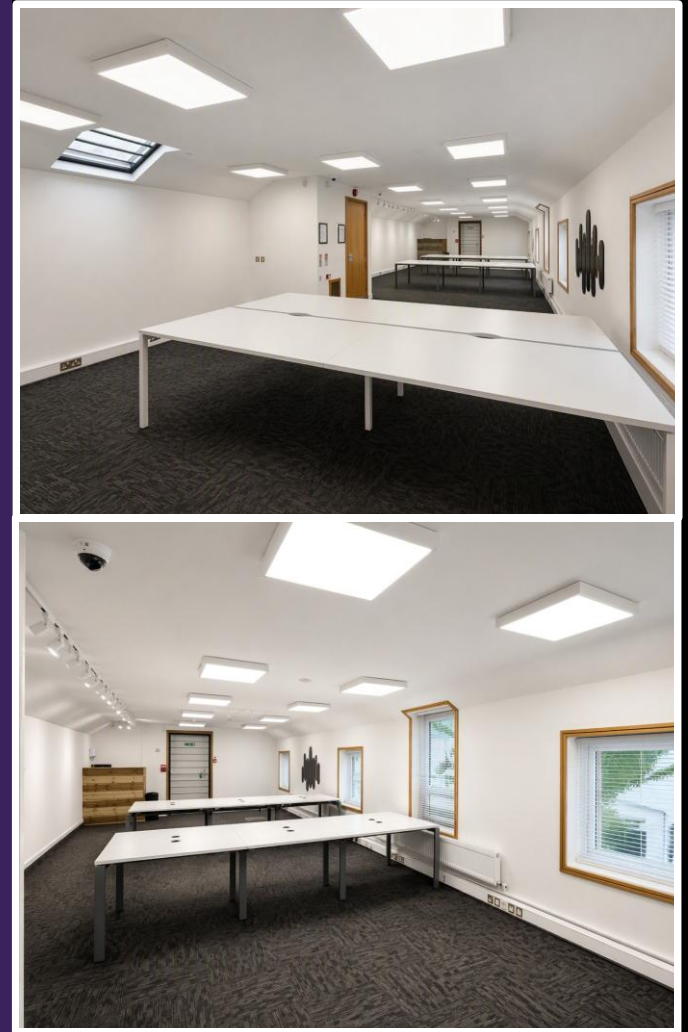
Leasehold – A new lease is available, terms and conditions to be agreed.

Rent

£14,500 per annum.

Rateable Value

The 2026 Rating List entry is Rateable Value £ TBC





Information Notice

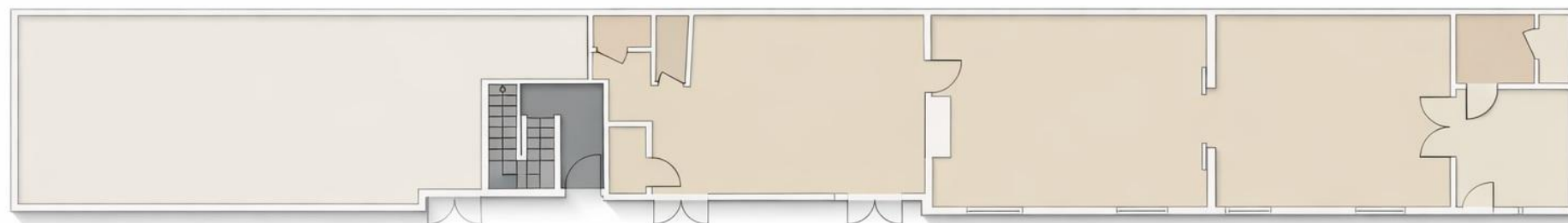
1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make 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.

Ref I509 (Version 1)

Prepared 20th July 2026



FIRST FLOOR



GROUND FLOOR





www.rookmatthewssayer.co.uk

T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



