

# The Rivergreen Centre

St Mary's Park, Morpeth NE61 6BL

Office Suites  
**TO LET**  
From 176 - 2,745 sq ft



Welcome to

# The Rivergreen Centre

The Rivergreen Centre is arranged over two floors and has been designed to offer high quality office accommodation set within a unique quiet and leafy location surrounded by greenery.

The available accommodation is split into suites ranging from 176 sq ft to 4,160 sq ft.

In addition to the high spec office suites, there is a large car park to the front offering 91 car parking spaces plus 2x EV charging points, a board room and conference room which can be separately rented plus a communal business lounge and kitchenette offering a contemporary and collaborative environment.



# The Rivergreen Centre

## Location

Nestled in the heart of Northumberland's spectacular living landscape.

Stannington is a small picturesque village situated approximately 9 miles north of Newcastle upon Tyne and 4 miles South of Morpeth. It has good road links, with direct access to both north and south-bound carriageways of the A1.

St Mary's Park, the former site of St Mary's Hospital, is set in open countryside approximately 2 miles west of the village. The original buildings date from 1914, and stand in listed mature landscaped grounds.



TRAVEL DISTANCE	
Morpeth	4.4 miles
Cramlington	7.7 miles
Ponteland	7.5 miles
Newcastle	14.2 miles
Sunderland	25.8 miles

# Specification includes:



Fully DDA compliant



Parkland views



Shower facilities



91 car parking spaces



High speed fibre broadband



EPC B



Wireless internet access throughout building

**BREEAM<sup>®</sup>**  
**Very Good**



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## Accommodation

SUITE	SQ FT
GF East Wing	1,116*
G2	176
G3	358
G4	176
G5	176
G6	176
G7	355
GF West Wing	2,745
F1	730
F2	311
<b>TOTAL</b>	<b>6,319</b>

\*There is the opportunity to extend this space within this suite to 1,697 sq ft with the addition of a mezzanine floor.



# Terms

## Tenure

Leasehold.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## VAT

VAT is applicable.

## Car Parking

Up to 91 spaces including 2 EV charging bays. Bike racks also available.

## EPC

Rating: **B**.

## Business Rates

On application.

## Service Charge

Budget for year end March 2026 totals £10.74 psf which includes utilities used within the demise.

# Asking Rent

## Traditional Office Suites:

£16.00 psf plus Service Charge

## Serviced Office Suites:

£293.00 per desk pcm all inclusive\*

\*Rate is based on a minimum of 2x desks.

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## Contact

For more information contact:

**PARKER KNIGHTS**  
REAL ESTATE

0191 649 8924  
[parkerknights.co.uk](http://parkerknights.co.uk)

**Michael Downey**

T: 07711 767 423

[mdowney@parkerknights.co.uk](mailto:mdowney@parkerknights.co.uk)

**Carolyn Ridley**

T: 07437 911 193

[cridley@parkerknights.co.uk](mailto:cridley@parkerknights.co.uk)

**SKYLINE**

**Julie Stephenson**

T: 0330 124 7660

[julie.stephenson@skyline-investments.co.uk](mailto:julie.stephenson@skyline-investments.co.uk)

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