



MATFEN  
ESTATES

# STANDING STONE FARM OFFICE DEVELOPMENT MATFEN, NORTHUMBERLAND

A collection of 12 high quality office suites, close to Newcastle city centre,  
yet in the heart of beautiful Northumberland.

# WELCOME TO STANDING STONE FARM

Standing Stone Farm is an exciting, high quality, rural courtyard office development created from the traditional natural stone buildings of the original Matfen Estates sawmill yard.

In summary, Standing Stone Farm offers

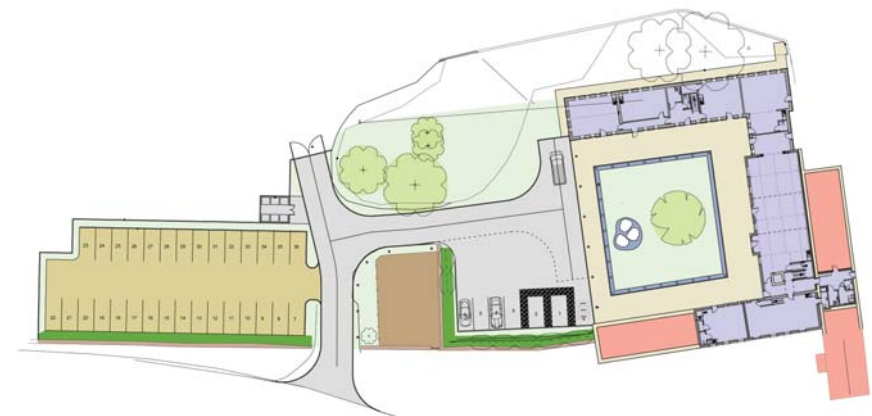
- 12 attractive, energy efficient, self-contained units
- Ample parking including covered cycle storage with CCTV
- Electric car charging point
- Showering and changing facilities
- Disabled access and parking
- Conference room available
- Good road links
- Landscaped communal courtyard area
- State of the art, sustainable, biomass heating and hot water system
- Close to the amenities of Matfen Hall Hotel, Golf and Spa and Matfen Village
- 300m walk to new coffee shop and driving range

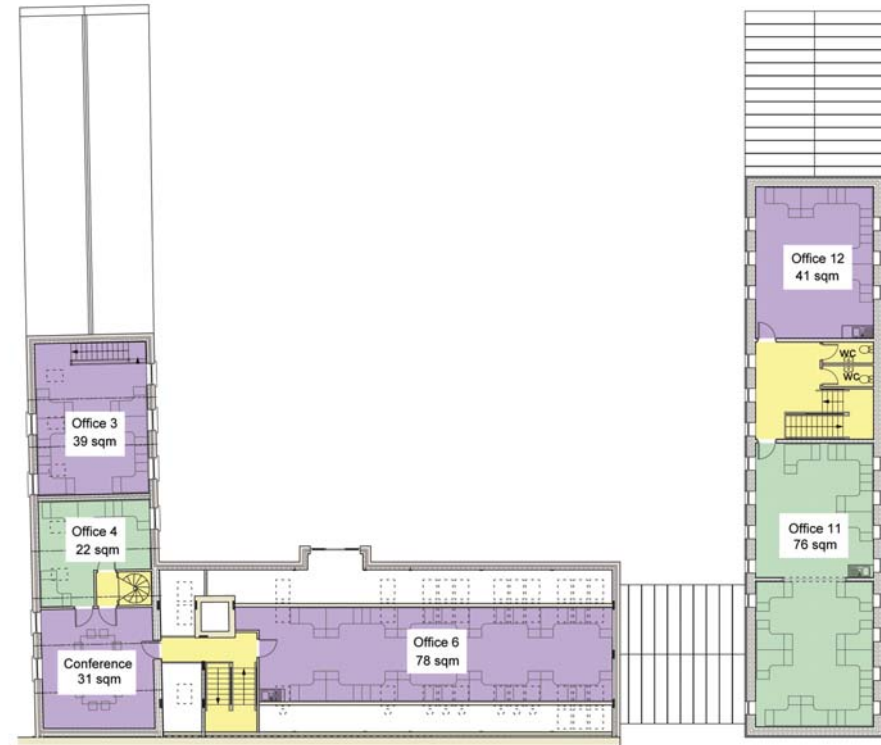


8,000 square feet of flexible office space is available, divided into 12 modern, self-contained, energy efficient, office units, all with private kitchen and bathroom facilities. Away from the noise and congestion of an urban development, Standing Stone Farm offers a secure, attractive and peaceful working environment. The development will have excellent road communication links and is only 16 miles from Newcastle upon Tyne, 13 miles from Newcastle International Airport and 9 miles from Hexham.

Matfen Estates is committed to doing what it can to reduce its carbon footprint and help to combat climate change. Matfen Estates has 5 biomass boilers, used to provide heat and hot water to Matfen Hall Hotel and some of the Estates residential properties.

All boilers are over 90% efficient and carbon neutral. The Standing Stone woodchip boiler was installed in December 2014 in preparation for the office development. All of the timber is sourced locally and a high proportion comes from the Estates managed woodlands. Timber is dried and then chipped on the Estate and used to produce heat and hot water.





Plan illustration measurements units are square metres.

Situated on two floors, there is a wide choice of office suites ranging from 22 sqm to 160 sqm (237 sqft x 1722 sqft), with a flexible layout to cater for differing needs and business expansion over time. All are fully managed with full 24 hour access, kitchen facilities and ample parking; with access to the regions finest facilities, Standing Stone Farm is an ideal choice for your professional office requirements.

ground floor suite area	
Office 1 - 420 Sq Ft	Office 2 - 667 Sq Ft
Office 5 - 1722 Sq Ft	Office 7 - 624 Sq Ft
Office 8 - 431 Sq Ft	Office 9 - 441 Sq Ft
Office 10 - 452 Sq Ft	

first floor suite area	
Office 3 - 420 Sq Ft	Office 4 - 237 Sq Ft
Office 6 - 839 Sq Ft	Office 11 - 818 Sq Ft
Office 12 - 291 Sq Ft	
Conference Room - 334 Sq Ft	

# MATFEN HALL HOTEL HOTEL, GOLF & SPA

Standing Stone Farm has negotiated exclusive packages at Matfen Hall Hotel. This stately home is set in 300 acres of parkland and has been a hotel since 1999. The 4-star venue offers 53 individually designed bedrooms, Championship Golf Course, AA Rosette fine dining restaurant and Aqua Vitae Spa facilities offering fitness classes, a Technogym, luxury thermal suite, 16 metre swimming pool, Juice Bar and GoApe Treetop Adventure Centre.

Tenants of Standing Stone Farm will benefit from preferential rates at Matfen Hall Hotel, including:

- Accommodation rates
- Conference and meeting rates
- Green fees on the 27 hole Championship course
- Aqua Vitae Spa Membership
- Dining
- Plus exclusive seasonal promotions



For further information and to register your interest, please contact:



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