

# TO LET INDUSTRIAL UNIT

Unit F Bridge End Industrial Estate,  
Hexham, NE46 4DQ

- Modern and refurbished industrial unit
- Total size of 157.9m<sup>2</sup> (1,700ft<sup>2</sup>)
- Prominent location
- EPC Rating D92
- Popular industrial estate
- May be suitable for a variety of uses

**Rent of £14,500 per annum**

BradleyHall



## LOCATION

The subject property is located within Bridge End Industrial Estate in Hexham. Bridge End Industrial Estate is situated towards the north of Hexham and lies between the A6089, A69 and the River Tyne.

The A6079 provides access to Hexham town centre, Hexham Train Station, which are 0.7 miles to the south and the A69, 0.5 miles to the north, which is a main road linking Hexham with Newcastle upon Tyne city centre to the east and Carlisle to the west.

Bridge End Industrial Estate benefits from occupiers including Screwfix, Howdens, Robin Watson Sign & Design, Wolseley Plum and Parts and JT Dove.

## DESCRIPTION

The property comprises a modern industrial unit which is arranged over ground floor, with communal access to WC and kitchen facilities. The unit has been refurbished and benefits from external car parking facilities.

## ACCOMMODATION

Total	157.9m <sup>2</sup>	1,700ft <sup>2</sup>
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## RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £12,500 and the estimated rates payable for the current year is £6,237.50. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

## EPC RATING

D92

## TERMS

The property is available by way of a new lease with terms to be agreed at £14,500 (Forteen Thousand Five Hundred Pounds) per annum, inclusive of maintenance.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## LEGAL COSTS

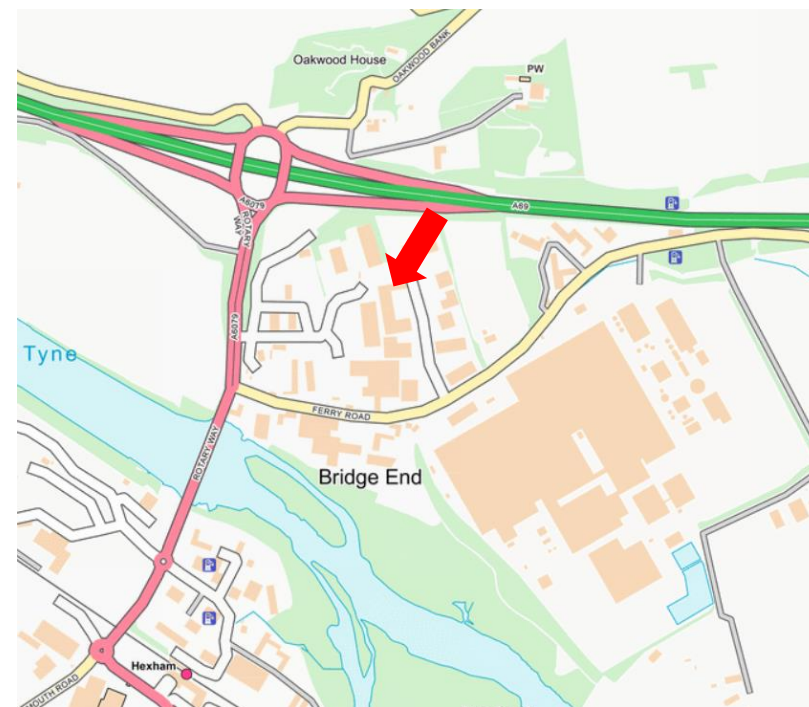
Each party is to bear their own legal costs involved in the transaction.



Car parking on site  
0.5 miles from A69  
0.7 miles from  
Hexham Train Station  
3 miles from A68



1 mile from Hexham  
Town Centre  
3.7 miles from  
Corbridge  
0.4 miles from French  
Garden Industrial  
Estate



## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identity of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

## VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

**Tel:** 0191 232 8080

**Email:** [newcastle@bradleyhall.co.uk](mailto:newcastle@bradleyhall.co.uk)

[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

### IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

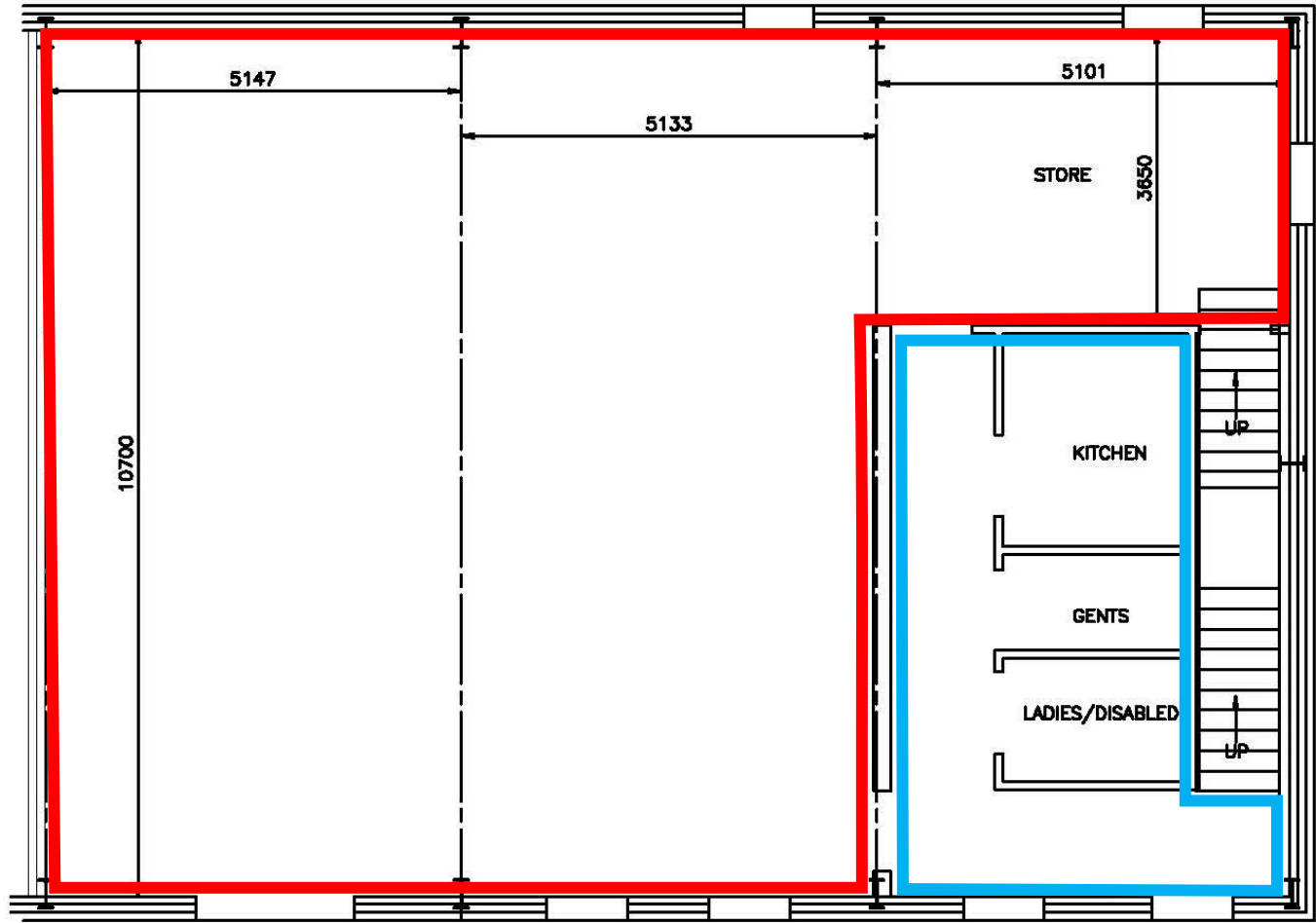
1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

### AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

Red – Demised area  
Blue – Shared area



DICKINSON BROS. LTD BRIDGE END HEXHAM

GROUND FLOOR LAYOUT

SCALE 1:100