

1ST FLOOR BURNFOOT HOUSE

HEXHAM BUSINESS PARK, HEXHAM
NORTHUMBERLAND, NE46 3RU

- Modern business park office
- Open plan layout
- Size: 169.84 sq m / 1,828 sq ft
- £18,500 per annum



GFW.

LOCATION

Hexham is a thriving market town in the Tyne Valley situated 22 miles west of Newcastle upon Tyne and 38 miles west of Carlisle. Easily accessed from the A69, Hexham has a population of 11,000 serving a wide rural catchment with an estimated 59,000 within Tynedale District. Hexham benefits from a railway station on the Tyne Valley line which connects Newcastle to Carlisle (both of which are on main line routes).

SITUATION

Burnfoot house is situated on Hexham Business Park, Burn Lane. The property is easily accessible with the A69 junction and Hexham town centre less than half a mile away in either direction. The Business Park is home to a number of professional service occupiers whilst there is also a number of supermarkets as well as hotel accommodation within walking distance.

DESCRIPTION

The property comprises the first floor of a detached, stone built two storey office building under a pitched tiled roof. Internally the suite provides modern, refurbished, open-plan office space across along with four meeting rooms, boardroom and staff breakout area/kitchen. The building also provides a reception/waiting area, accessible lift and male, female and disabled W/C facilities with a shower.

The property benefits from 6 allocated parking spaces, a shared accessible space as well as additional visitor spaces on the estate.

ACCOMMODATION

The property includes the following net internal areas:

Name	M ²	Ft ²
First Floor	169.84	1,828

TERMS

The property is available via way of a new effectively full repairing and insuring lease at £18,500 per annum exclusive. A service charge is also payable which includes utility costs. Further details are available on request.

RATING ASSESSMENT

The property is currently under going a ratable valuable re-assessment following the splitting of the two floors. Based on the original rating assessment, we estimate, the ratable value will be in the region of £20,000. The Small Business Rate for the year 2024/2025 is 49.9 pence in the pound.

VAT

The property is elected to tax and thus VAT is chargeable on all quoted costs.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

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PROPERTY SPECIFICATION

- Excellent business park location
- Modern open plan design
- Boardroom
- Meeting rooms
- 169.84 sq m / 1,828 sq ft
- Reception/waiting area
- Kitchen facilities
- Male, female & disabled WCs
- Accessible lift to the first floor
- 6 car parking spaces

RENT: £18,500 PER ANNUM

LEGAL COSTS

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

ENERGY PERFORMANCE

The property has an Energy Performance Certificate rating of B48.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

///dean.ruffling.contact

VIEWINGS

Viewings are strictly by prior appointment with GFW;

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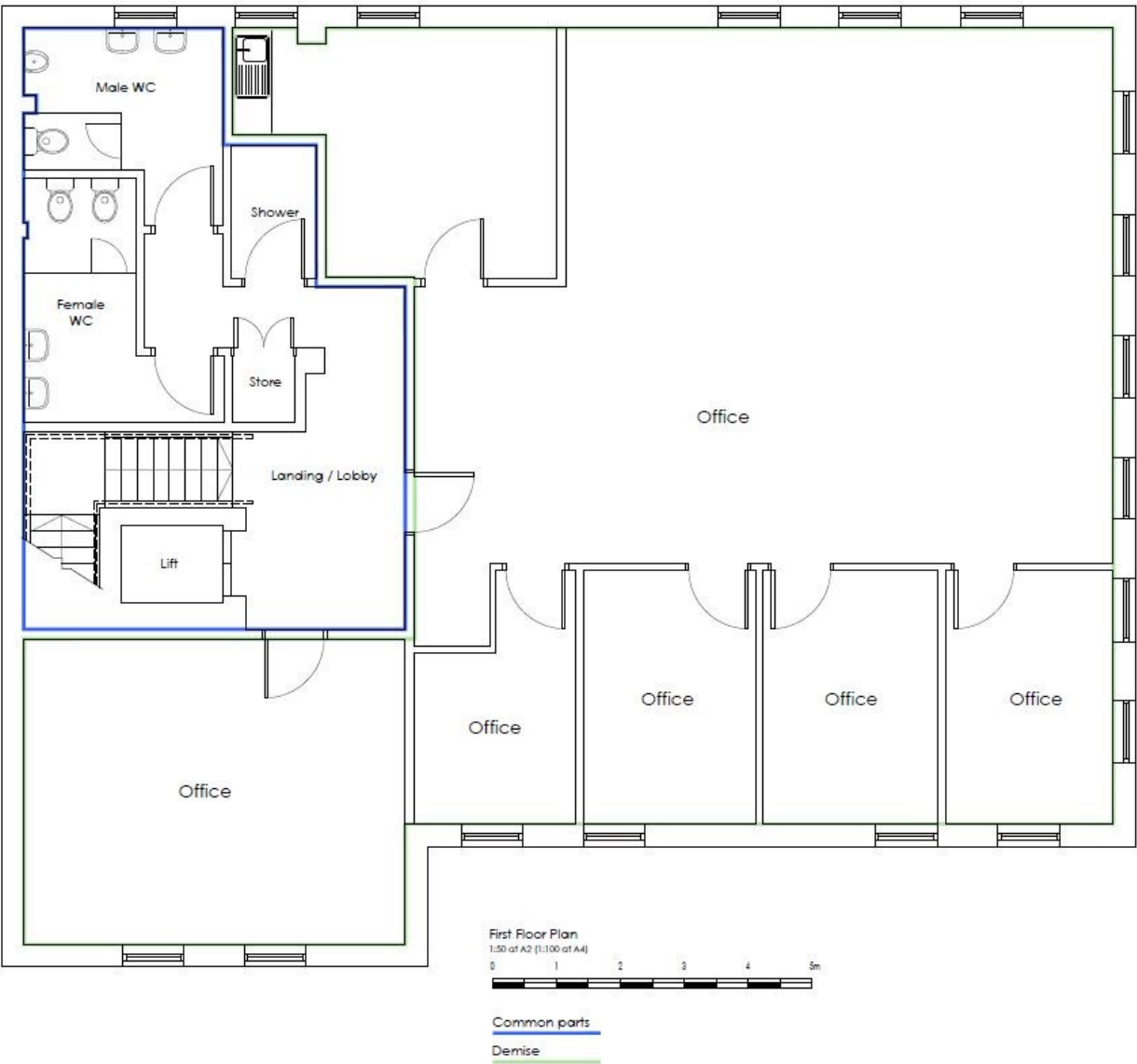
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IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



FIRST FLOOR PLAN



LOCATION MAP

