



## OFFICE SPACE TO LET

**Pasture House, Wark, Hexham, Northumberland, NE48 3DG**

Stylish rural offices | Available as a whole or in parts | Great environmental credentials | Flexible Terms from £8 per sq ft

### LOCATION

Wark is a village located in Northumberland, positioned approximately 10 miles west of the market town of Hexham. It lies along the B6320 road, which connects it to the nearby towns of Bellingham and the A69 Trans-Pennine route which links Newcastle upon Tyne and Carlisle. Whilst the property is in a rural location, the town of Hexham and wider area is easily accessible. There is a main line railway station in nearby Hexham.

## DESCRIPTION

The subject property comprises a two-storey office building which has been built to a high standard whilst also being in keeping with its natural surroundings. The property benefits from solar panels to the roof, triple glazed windows, and oil-fired underfloor heating. To the ground floor are two offices, kitchen and WC facilities. To the first floor the accommodation is more open plan, with one smaller meeting room as well as a shower room/WC.

## ACCOMMODATION

We have measured the property as providing the following net internal areas:

Ground floor:	95.02 sq m	(1,022 sq ft) (including kitchen)
First floor:	110.69 sq m	(1,191 sq ft)

**TOTAL: 205.71 sq m (2,213 sq ft)**

The building is available as a whole or in parts.

If the building were to be split, the available floor areas could be as follows:

Ground floor office 1:	538 sq ft
Ground floor office 2:	287 sq ft
Upper floor office:	1,191 sq ft

## LEASE TERMS

The offices are available to let either as a whole or in part at a rent based on £8 per sq ft per annum on flexible terms to be agreed.

## SERVICE CHARGE

A service charge will operate to enable the landlord to recover a fair proportion of the cost of providing electricity to the property, as well as external repairs and building insurance.

## BUSINESS RATES

The whole of the property is currently assessed for business rates as follows:

Description:	Offices & premises
Rateable Value:	£13,750

We understand that the landlord has an appeal ongoing with the aim of reducing the business rates.

Partial small business rates relief may be available. If the property is to be let in parts, each office will need to be separately assessed for business rates. If so, occupiers of the property may benefit from small business rates relief if it is their only property, and may therefore not be liable for payment of business rates.

Interested parties should contact the Local Authority to confirm the amount of business rates payable.

## VIEWING

Strictly by appointment by sole agents youngsRPS.  
Contact Paul Fairlamb or Chris Pattison on Tel: 0191 2610300

## VAT

The property is not registered for VAT and therefore VAT is not payable on the rent.

## LEGAL COSTS

Each party is to bear their own legal costs.

## LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, NE61 2EF. Tel: 0345 600 6400

*All figures quoted above are exclusive of VAT where chargeable.*

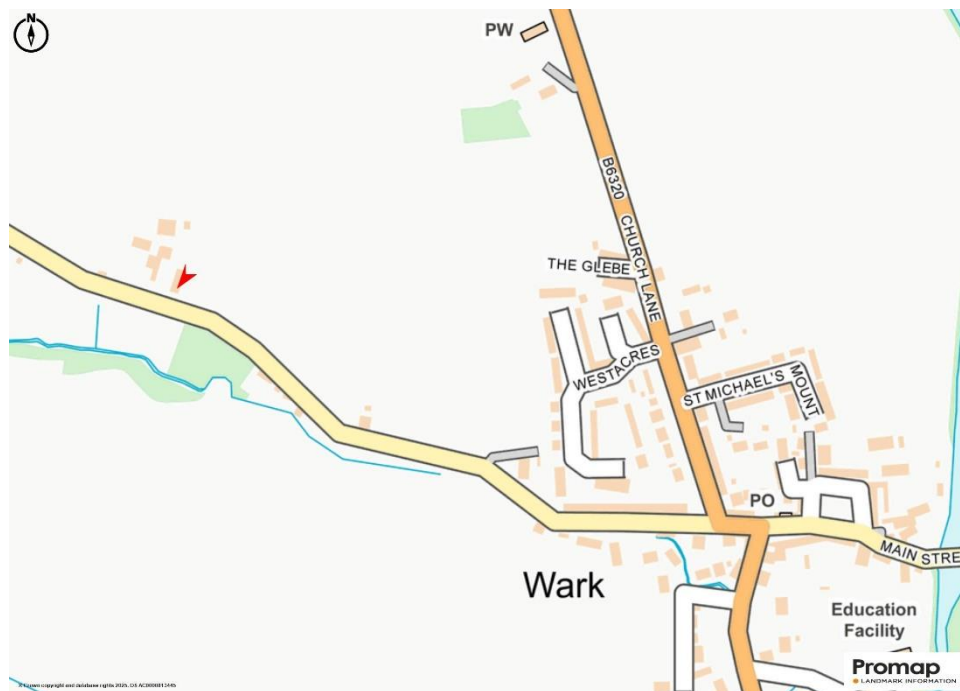
## ENERGY PERFORMANCE CERTIFICATE

The whole of the property has an EPC rating of B-50.

A copy of the Energy Performance Certificate and Recommendation Report is available on request.

## CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)







## Particulars prepared March 2025

youngsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS youngsRPS (and their joint agents, if appropriate) for themselves and for the Vendor/Lessor of this property for whom they act give notice that:

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