



BEAUFONT PARK, ANICK ROAD, HEXHAM, NORTHUMBERLAND, NE46 4TU

- **Quality Modern Offices To Let**
- **1 to 8 person suites available**
- **Flexible, fully inclusive terms**
- **On site Car Parking**
- **Secure storage units also available**
- **Dog friendly**

To Let

LOCATION

Hexham is a thriving market town, lying adjacent to the A69 Trans-Pennine route, which provides access to the A1 Trunk road some 20 miles to the east. Carlisle lies around 38 miles to the west with Newcastle upon Tyne City centre around 23 miles to the east. The town also lies on the main railway line between Newcastle upon Tyne and Carlisle and is an important retail, commercial and tourist centre.

Beaufront Park is situated in an established commercial location on the northern edge of Hexham, adjacent to the A69 Trunk Road, with easy access from Rotary Way (A6079) which links the A69 to Hexham. The site lies within walking distance of the town's railway station and with easy access to Hexham town centre, where a good range of amenities are available.

Tel: 0191 2610300

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

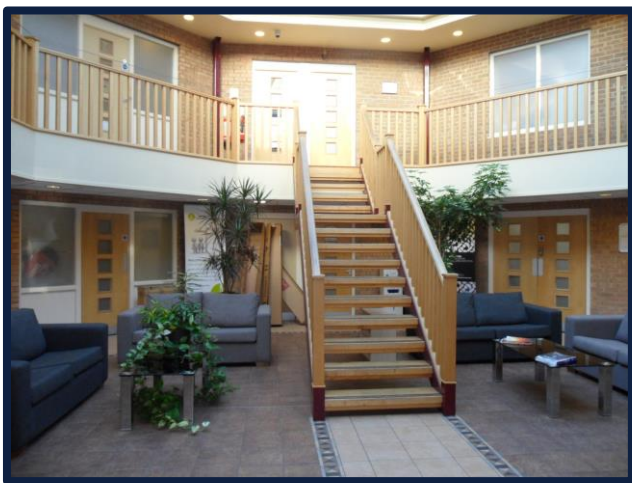
DESCRIPTION

Beaufront Park comprises a modern development of two and three storey office buildings including a recently completed first floor suite of office accommodation above ground floor secure storage units. There is an excellent provision of on site parking. Other occupiers at Beaufront Park include Fentimans Limited, Tynedale Hospice, Borders Recycling Limited and a number of other locally based companies.

THE BEACON

The Beacon forms the original part of the Beaufront Park development with its distinctive octagonal shaped "towers" arranged around a central feature atrium with glazed roof.

The office accommodation in The Beacon is heated and benefits from suspended ceilings with integral Category II lighting and fully fitted carpets. There are double glazed windows with vertical blinds fitted. A 4 person passenger lift serves the three floors. There is a communal kitchen on the first floor and a good provision of male, female and disabled w.c.'s on ground and first floors. A shared meeting room is available free of charge to all tenants of The Beacon.



The Atrium

LEGION HOUSE

Legion House forms the latest stage of development at Beaufront Park. The first floor has recently been fitted out to provide two pods of four individual 4 person offices. The space is heated and carpeted. The windows are double glazed. Each pod of four offices has a shared kitchen and male, female and disabled w.c. facilities. There is lift access to this floor. Individual offices can be combined. If a whole pod of four offices is taken, the tenant will benefit from its own self-contained kitchen and toilet facilities.

The ground floor of Legion House is arranged to provide a number of secure storage units. The larger units benefit from roller shutter loading doors, as well as a personnel entrance. Unit 12 can be sub-divided to create a number of smaller storage units, accessible off a shared lobby. Lighting is provided to each storage unit, but there are no power points nor w.c. facilities.

Dogs are permitted in all the accommodation.

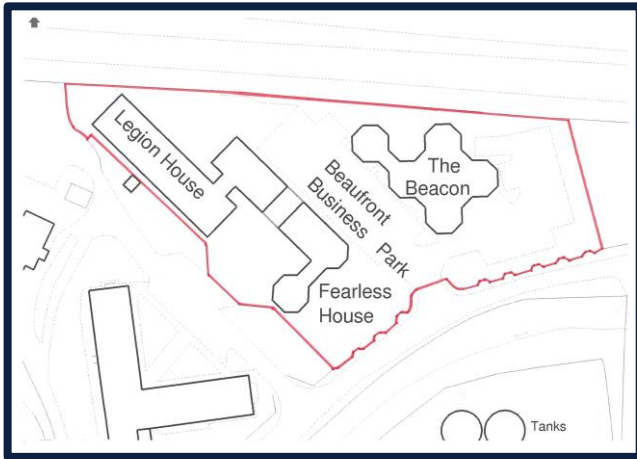
ACCOMMODATION

Please see the schedule for available accommodation.

LEASE TERMS

The accommodation is available to let on an all inclusive basis, other than business rates. The rent includes lighting, building insurance, repairs and maintenance to the building and common areas and, for the offices, the rent also includes heating and cleaning of the individual offices. The offices are available unfurnished or furnished at no extra cost.

The office suites and storage units are available for as long a term as is required. The rent will be fixed for the length of the term. Longer terms, with tenant's only break clauses, may be considered. Each letting will be documented by a standard, shortened form tenancy agreement prepared in-house by the landlord partnership.



Site Plan



Location plan

RENT

Please see the schedule for the rents for the available accommodation. VAT is payable on the rent.

RATEABLE VALUE

The office space in The Beacon is assessed at a Rateable Value based upon a rate of £100 per sq m. The office space in Legion House has not yet been assessed, but it is anticipated it will be assessed at the same rate as the office space in The Beacon. The storage units in Legion House have not yet been assessed for business rates.

Tenants will be responsible for business rates, however they may benefit from small business rates relief. Interested parties should make enquiries directly with Northumberland County Council to establish business rates liability.

VIEWING

Strictly by appointment with sole agents, YoungsRPS. Ref: Michael Blake or Paul Fairlamb

Michael.blake@youngsrps.com
Paul.fairlamb@youngsrps.com

LOCAL AUTHORITY

Northumberland County Council, Morpeth, Northumberland, NE61 2EF Tel: (0345) 6006400

ENERGY PERFORMANCE CERTIFICATE

The Beacon has an EPC Rating of B-48. Legion house has an EPC rating of C-55. Copies of certificates and recommendation reports are available upon request.

Particulars amended July 2021

Beaufront Park – Available Accommodation

The Beacon

Ground Floor Offices	FULLY LET	
First Floor Offices	FULLY LET	
Second Floor Offices		All Inclusive Rent (plus VAT)
Suite 3.3 – 2 person suite	AVAILABLE	£300 per calendar month

Legion House (Offices)

First Floor Offices		All Inclusive Rent (plus VAT)
Four Individual 4 person suites	Available individually, or as a pair, or as a whole pod of four suites. Available from 1 September 2021	£520 per calendar month per suite. Car parking: Two allocated spaces per suite

Legion House (Storage Units)

FULLY LET

VAT is chargeable on all rents

Tenants responsible for payment of business rates. Tenants may benefit from small business rates relief. Parties should make enquiries directly with Northumberland County Council to establish business rates liability.

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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