



**ST MATTHEWS HOUSE,  
HAUGH LANE, HEXHAM,  
NORTHUMBERLAND, NE46 3PU**

- **Ground Floor Office To Let**
- **Good specification**
- **On site Car Parking**
- **Popular location**

## Office Suite 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 24 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.

St Matthews House has frontage to the main road through Haugh Lane Industrial Estate, a mixed retail, office and industrial location within easy walking distance of Hexham town centre, where a good range of amenities are available.

**Tel: 0191 2610300**

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The building lies close to a retail park occupied by Tesco, Next and Aldi. Other retail parks in the town are occupied by a range of national operators, including Waitrose and Marks & Spencer.

### DESCRIPTION

St Matthews House offers modern, good quality high specification office accommodation within a two-storey building of brick construction under a pitched roof.

The available office space is located on the ground floor and benefits from suspended ceiling with integral lighting, plastered walls and carpeted flooring. The office space is predominantly open plan, however, it can be configured to meet occupiers' needs.

The accommodation benefits from the following:

- Heating and cooling system
- Fully accessible raised access floors with flush fitting power, data and telephone outlet points
- Double glazed tilt & turn windows
- Suspended ceilings
- LED lighting
- Intruder alarm
- Door entry system

The common areas are also of a high standard and include male, female and accessible w.c.'s, shower room and kitchen.



Typical office interior

There is a good provision of on-site car parking.

### ACCOMMODATION

Suite 2 comprises an open plan office and meeting room. It extends to 54.91 sq m (591 sq ft).

### RENT

£7,000 per annum

### LEASE TERMS

The accommodation is available to let on a new internal repairing and insuring lease for a term of years to be agreed.

A service charge will operate to enable the landlord to recover a fair proportion of the costs of repairing and maintaining the structure and internal parts of the building. The service charge is around £414 pcm but also includes electricity to the suite.

VAT is payable on both the rent and the service charge.

### LEGAL COSTS

Each party is to bear its own legal costs.

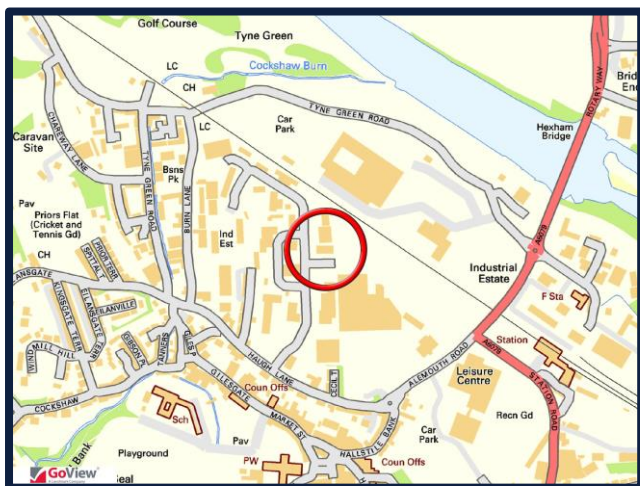
### VIEWING

Strictly by appointment with sole agents, YoungsRPS.

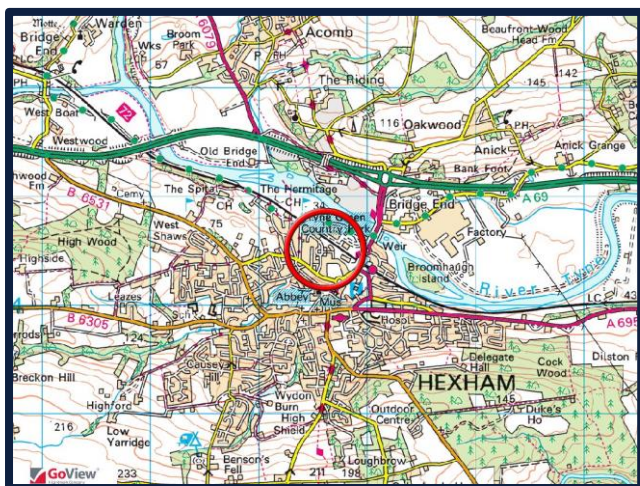


Typical office interior





Street Map



Town Map

## RATEABLE VALUE

The space is currently assessed for business rates as follows:

Suite 2 - £6,700

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

## LOCAL AUTHORITY

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

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

## ENERGY PERFORMANCE CERTIFICATE

The whole of the property has an EPC Rating of D-89.

A copy of this certificate and recommendation report are available upon 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 amended September 2024

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

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