

TO LET

160 - 1,200 Sq Ft



SERVICED OFFICES AT THE BEACON, BEAUFRONT PARK, ANICK ROAD, HEXHAM, NE46 4TU

- Serviced offices available available on flexible terms
- Price inclusive of heating and electricity
- Located on popular Tyne Valley business park
- Small business rates relief qualifying

DGRE

SERVICED OFFICES AT THE BEACON, BEAUFONT PARK, ANICK ROAD, HEXHAM, NE46 4TU

Beaufont Park is a modern business park development featuring a range of two and three-story office buildings.

Occupiers at Beaufont Park include well known companies such as Fentimans Limited, Tynedale Hospice, Borders Recycling Limited, and several other thriving local businesses including professional firms.

- Ample onsite parking.

- Rent is exclusive of business rates; However, small business rates exemption may be applicable depending on circumstances.

Location

The suites is located in The Beacon, Beaufont Park, Hexham.

Hexham is a market town in Northumberland situated 25 miles to the west of Newcastle-upon-Tyne and 30 miles to the east of Carlisle.

The town is located on the A69 Trans-Pennine route, running from the A1 in the east to the M6 to the west.

The town is served by the Tyne Valley railway line between Newcastle and Carlisle. The park is approximately 15 minutes walk from Hexham railway station.

Hexham is a pivotal hub for retail, commerce, and tourism.

The business park is situated between Anick Road to the south and the A69 to the north, and is directly opposite Egger UK's Hexham plant.

Accommodation

The accommodation is fully carpeted and is well decorated to modern standard. It has suspended tiled ceiling and painted plaster walls.

Tenure

Rent on application. Rents are all inclusive excepting business rates.

The accommodation is available on flexible basis subject to a 12 month minimum term.

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise.

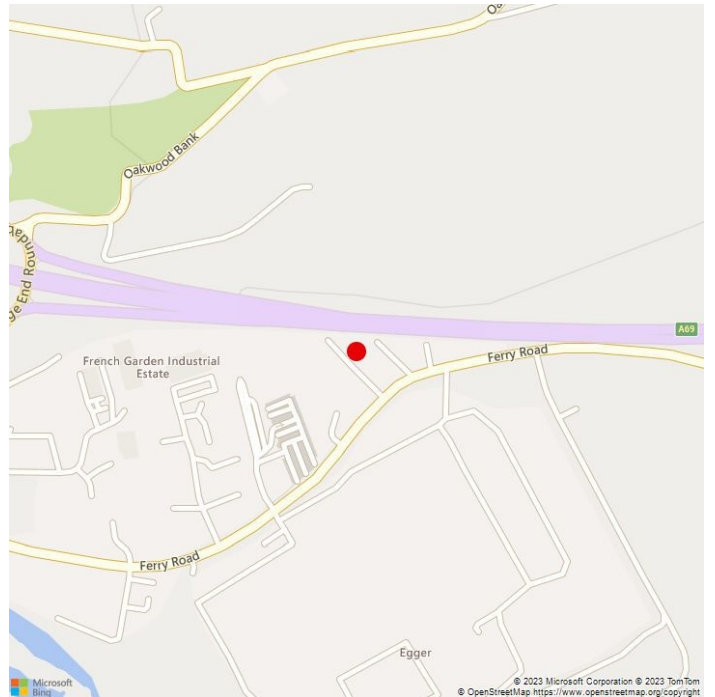
Planning Information

Prospective purchasers or tenants should satisfy themselves that their proposed use complies with all planning regulations by making inquiries with the local planning authority.

Services

The rent includes the cost of heating, electricity, water, internet and waste as well as all services such as grounds maintenance and cleaning of communal areas.

Rent is exclusive of business rates; However, small business rates exemption may be applicable for qualifying tenants.



Additional Information

Rent

On Application

EPC

The property has a EPC rating of 63 (C) which is valid until 26 June 2029.

Viewing

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