



**MALLAN HOUSE, BRIDGE END INDUSTRIAL ESTATE,
FERRY ROAD, HEXHAM, NORTHUMBERLAND,
NE46 4DQ**

- **Modern Office To Let**
- **Flexible, fully inclusive terms**
- **On Site Car Parking**
- **Shared Meeting Facilities**

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.

Mallan House is situated in an established commercial location on the northern edge of Hexham, adjacent to the A69 Trunk Road. It forms part of Bridge End Industrial Estate and is accessed off Ferry Road, close to the entrance of the Egger Factory. It lies within walking distance of the town's railway station and with easy access to the facilities within Hexham town centre.

Tel: 0191 2610300

www.youngsrps.com

youngsRPS 
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

Mallan House comprises a modern two-storey development. Internally, the space provide a number of cellular offices which are of a good standard and benefit from raised access floors and electric storage heaters.

Tenants of the building also have access to shared, on-site meeting facilities.

ACCOMMODATION

Net internal areas of the available space provided by the client as follows:

First Floor

Suite 5	20.00 sq m	(215 sq ft)
Suite 5a/6	48.00 sq m	(517 sq ft)

TENURE

The property is available to let by way of a licence for a minimum period of six months. The licence fee is inclusive of the following:

- All heating and lighting to each suite and the common area
- Office cleaning
- Car parking
- Internal and external maintenance
- Security system
- Use of kitchen and toilet facilities

The licence fee does not include telephone or internet.

LICENCE FEE

The suites are available to let on the following inclusive charge:

First Floor

Suite 5	£350 per calendar month
Suite 5a/6	£595 per calendar month

VAT is payable on the licence fee.

BUSINESS RATES

Tenants are responsible for payment of their own business rates, however, we envisage that most occupiers will be entitled to small business rates relief and that therefore, no business rates will be payable.

Interested parties should make their own enquiries with the Local Authority in this respect.

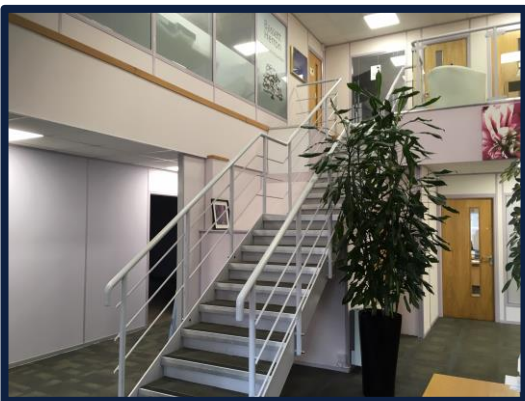
VIEWING

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

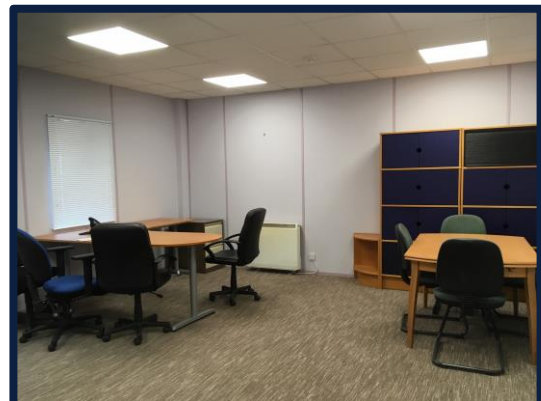
Tel: 0191 2610300 or
e-mail: Paul.fairlamb@youngsrps.com

LOCAL AUTHORITY

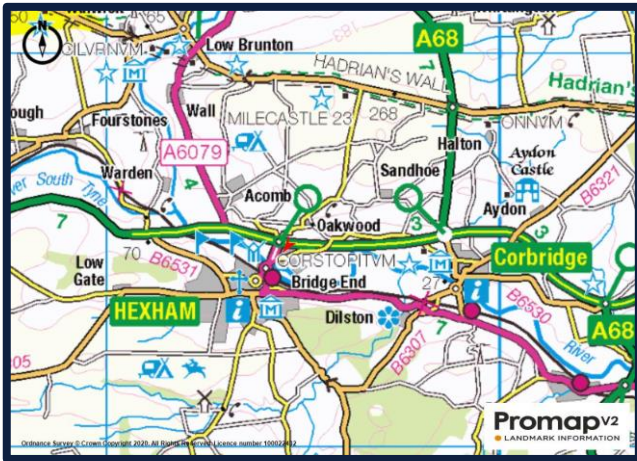
Northumberland County Council, Morpeth,
Northumberland, NE61 2EF
Tel: (0345) 6006400



Atrium



Typical office



Location plan



Street plan

All figures quoted are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property currently has an EPC Rating of C-63.

A copy of the EPC and Recommendation Report is 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

Particulars amended July 2024

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

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