



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

- **Quality Modern Offices To Let**
- **1 to 16 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.

DESCRIPTION

Beaufront Park comprises a modern development of two and three storey office buildings including a more recent 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 Beacon

LEGION HOUSE

Legion House forms the latest stage of development at Beaufront Park. The first floor has 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.



Legion House

ACCOMMODATION

The offices offer a range of accommodation from 1-2 person units. The storage units typically offer 71.53 sq m (770 sq ft) of space. Smaller storage units are occasionally available. Full details on available accommodation can be obtained from the sole letting agents, YoungsRPS.

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.



Atrium

RENT

Details of rents can be obtained from the sole letting agents YoungsRPS. VAT is payable on the rent.

RATEABLE VALUE

The office space in The Beacon and Legion House is assessed at a Rateable Value based upon a rate of £100 per sq m. 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

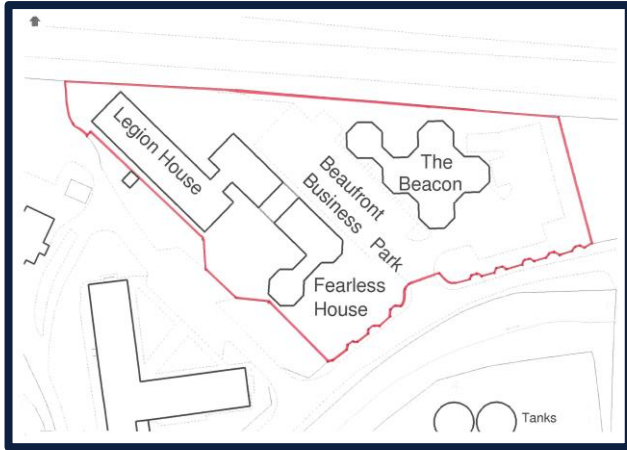
Strictly by appointment with sole agents, YoungsRPS. Contact Michael Blake or Paul Fairlamb

Michael.blake@youngsrps.com

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Typical office



Detail plan

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 2022



Street map

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

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