

TO LET Office / Workshop Premises

Units 1 & 2
Station Court
Haltwhistle
Northumberland
NE49 9HN

Edwin
Thompson



- Well Located Open Plan Offices / Workshop Premises in Haltwhistle
- Ready for immediate occupation on a leasehold basis
- Flexibility in sizes
- Total Approximate Net Internal Area from 67.73m² (729 sq ft) – 163.78m² (1,763 sq ft)
- Rents from £7,000 per annum

Ref: CD1106

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LOCATION

Haltwhistle is a small town just two miles from Hadrian's Wall and the Northumberland National Park, yet remains in close proximity to cities such as Carlisle 22 miles to the west, and Newcastle 37 miles to the east.

The premises are opposite the railway station which is on the Newcastle and Carlisle Railway, also known as the Tyne Valley Line, giving excellent transport links to the area.

The attached plan shows the location of the premises outlined red (for identification purposes only).

DESCRIPTION

Unit 1 provides ground and first floor open plan office premises. The offices are currently self-contained with carpeted solid concrete floors, double door entrance and suspended ceilings incorporating recessed fluorescent lighting. The internal accommodation benefits from a small kitchen area and male/female and disabled WC.

Unit 2 provides ground floor office / workshop premises. The premises are currently self-contained however could be interconnected with Unit 1 to make larger premises. The internal accommodation benefits from lino flooring throughout, suspended ceilings incorporating recessed fluorescent lighting, plastered painted walls and male/female and disabled WC.

Externally, the premises benefit from a shared car parking area to the front.

ACCOMMODATION

We understand the premises provide the following approximate measurements:

Unit 1 96.05m² (1,034 sq ft)

Unit 2 67.73m² (729 sq ft)

The units can be let as a whole or individually.



RATEABLE VALUE

We understand from the VOA website that the premises have the following Rateable Values:

Unit 1 - £8,600

Unit 2 - £5,300

Prospective tenants may benefit from 100% small business rate relief and should check the exact rates payable with Northumberland County Council – Tel: 0345 600 6400.

LEASE TERMS

The accommodation is available by way of flexible lease agreements at attractive commencing rentals from £7,000 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available and can be downloaded from the Edwin Thompson Website.

VAT

All figures quoted are exclusive of VAT where applicable.

LEGAL COSTS

Each party to bear their own legal costs in the preparation and settlement of the lease documentation together with any VAT thereon.

VIEWING

The property is available to view by prior appointment with Edwin Thompson LLP. Contact:

John Haley – j.haley@edwin-thompson.co.uk

Suzie Barron – s.barron@edwin-thompson.co.uk



Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Kewick
Newcastle
Windermere

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