



## Industrial Premises To Let Unit 18, Haugh Lane Industrial Estate, Hexham, NE46 3PU

- Popular Commercial and Trading Estate with good access to the A69
  - GIA – 6,136 sq ft with dedicated car parking
- Available via a new Full Repairing & Insuring Lease
  - Rental - £40,000 per annum exclusive

## LOCATION

The subject property is well situated on Haugh Lane Industrial Estate in Hexham, the towns main industrial estate which boasts both national and local occupiers.

Hexham is well strategically located on the A69, with the M6 motorway to the west and the A1 motorway to the east. Newcastle is situated 23 miles to the east, whilst Carlisle is situated 38 miles to the west.

Hexham is a highly sought after market town in the Tyne Valley, with the Trans-Pennine route making it a strong commercial location, particularly for industrial and distribution purposes. The town is well connected through good public transport, with Hexham Station offering regular services to both Newcastle and Carlisle.

## DESCRIPTION

The property comprises a detached industrial premises of steel portal frame construction with mostly brick and part profile clad elevations beneath a pitched profile roof. The property benefits from three roller shutters, two of which are at the east wing with one to the west wing, providing access to the industrial element of the property. All of the roller shutters measure approximately 2.70m in height and 3.00m in width.

Internally the premises provides open plan industrial accommodation with solid concrete painted flooring and exposed painted block elevations to the rear, with office accommodation, meeting areas and a locker room to the front element. There is also a kitchenette, a shower room and male female and disabled WC facilities to the front of the property.

There is car parking for 6 cars outside of the property, however depending on tenants usage, further space could be utilised on either wing of the property for parking.

## SERVICES

It is understood that the property has mains supplies of electricity (three phase), water and is connected to the mains drainage and sewage systems. There is a gas boiler which feeds heaters throughout the property.

## ACCOMMODATION

The premises provide the following approximate gross internal measurements:

GIA	570 m <sup>2</sup>	(6,136 sq ft)
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## LEASE TERMS

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed and at a rental of £40,000 per annum exclusive.

## VAT

All figures quoted are exclusive of VAT where applicable.

## RATEABLE VALUE

Prospective tenants should check the exact rates payable with Northumberland County Council – Tel: 0345 600 6400.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate is available upon request.

## LEGAL COSTS

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

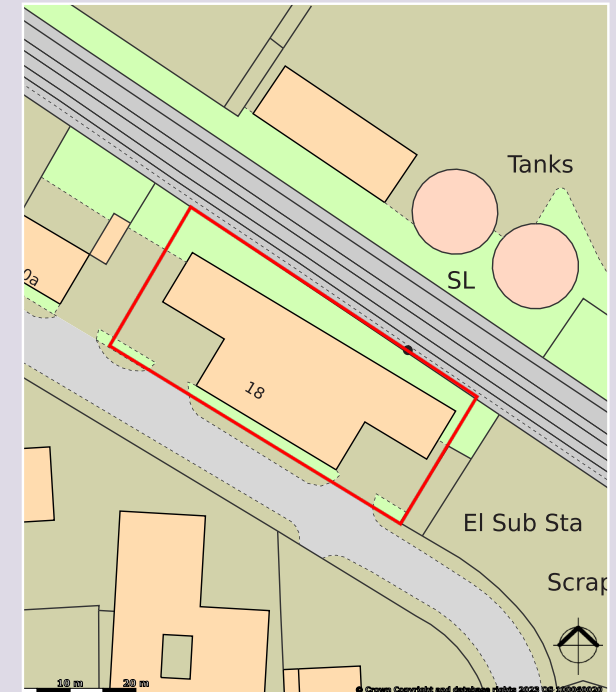
## VIEWING

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

Hugh Hodgson – [h.hodgson@edwin-thompson.co.uk](mailto:h.hodgson@edwin-thompson.co.uk)

Tel: 01228 548385

[www.edwin-thompson.co.uk](http://www.edwin-thompson.co.uk)



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