

TO LET
226 Sq Ft



**SUITE 6B, LEGION HOUSE , BEAUFRONT PARK, ANICK RD, HEXHAM
NE46 4TU**

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



6B LEGION HOUSE, BEAUFRONT PARK, ANICK ROAD, HEXHAM, NE46 4TU

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

Occupiers at Beaufront 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.
- More space is available if extra space is required.
- Rent is exclusive of business rates; However, small business rates exemption may be applicable depending on circumstances.

Location

The suite is located at Legion House, Beaufront 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

Suite 6b comprises a first floor serviced office. Legion House has a passenger lift providing access to the first floor..

The accommodation is fully carpeted and is well decorated to modern standard. It has suspended tiled ceiling and painted plaster walls. There are common male and female toilets and kitchen facilities which are shared with up to three other tenants.

Gross Internal Floor area: 226 sqft (21 sqm).

The gross internal floor areas are provided for guidance only.

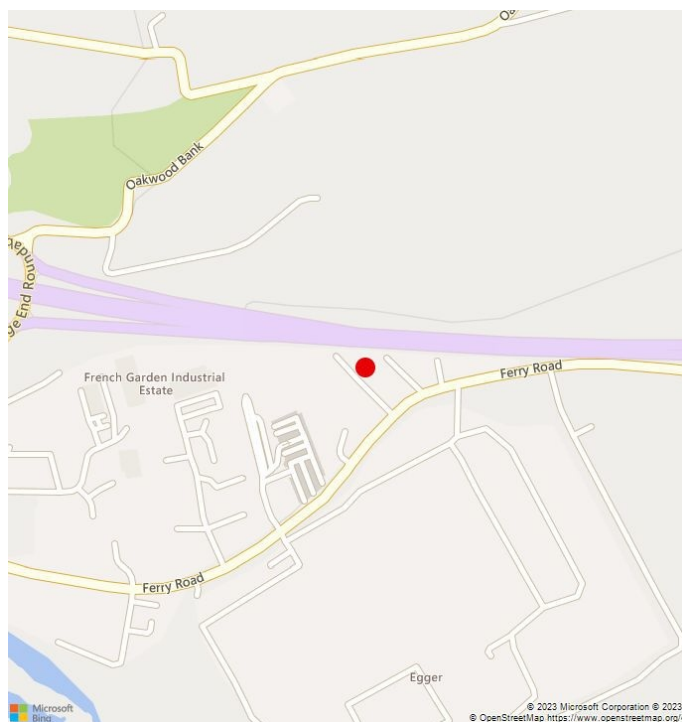
Tenure

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

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 is applicable for qualifying tenants.



Additional Information

Rent

£520.00 Per Month

EPC

The property has a EPC rating of 43 (B) which is valid until 7 April 2029.

Viewing

By appointment through DGRE.

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