



## Office 3, Cookes Buildings, 4 Meal Market, Hexham, NE46 1NF

- Office Space in the Centre of Town
- Well Presented Second Floor Unit
- Floor Area 8.8sq.m. (95sq.ft.)
- Available with Immediate Occupation
- Suitable for a variety of uses (stpp)
- New flexible lease terms
- Incentives available
- Low/no rates to pay

**Rent £3,180 per annum**

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## Location

Situated prominently within the heart of Hexham, a densely populated historical market town in west Northumberland. Hexham has a diverse range of businesses, including those related to agriculture as well as retail, manufacturing and professional services. The town is located just off the A69 (Newcastle to Carlisle road) and therefore centrally positioned for Newcastle (to the east) and Cumbria (to the west).

## Description

Grade II listed stone-built building, situated over four floors. Office 1 is located on the first floor, with office 2 & 3 on second floor and offices 4 & 5 on third floor.

The available office benefits from being carpeted and having electric heaters. Windows face out onto the cobbled street (St Marys Place).

Utilities are shared (percentage to be confirmed).

Views of Hexham Old Town are visible from the offices also.

## Accommodation, Sizes, Rates and Rents

	Sq.m.	Sq.ft.	Rates	Rent
Office 2	18.1	195	£1,800	LET
Office 3	8.8	95	£740	£3,180pa

## Tenure

Leasehold.

## Rent

£3,180 per annum

New lease terms are available, with potential incentives if both offices are taken together.

The in-going Tenant is responsible for the Landlord's legal/lease fees of £750+vat (£900 inc)

## Viewing

Strictly by appointment through this office.

## Rateable Value

Please see Accommodation table for rateable value (2023 RV)

As the RV is below £12,000, occupiers for whom his property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority

## Important Notice

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3. Any areas, measurements and distances given are approximate only.

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