



WEST ORCHARD HOUSE, ALLENDALE ROAD, HEXHAM, NORTHUMBERLAND, NE46 2DE

- **Good quality offices to let**
- **Ample on site car parking**
- **Attractive working environment**
- **May be suitable for alternative uses, subject to planning consent**
- **Rent £33,900 per annum**

Office 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 24 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.

The property is located in a prominent position close to the junction of Allendale Road and Hencotes (B6305). The property is a short walk from the town centre, in a mixed commercial and residential area.

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www.youngsrps.com

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

The subject property comprises a three-storey detached property of brick and stone construction under a slate covered pitched roof with double glazed timber framed sash windows. The property was fully refurbished in 2014.

The property is in office use, internally there is an impressive entrance hallway leading to a reception area and office/meeting rooms. The space also benefits from retractable partitioning. There is also an accessible w.c. and office/kitchen to the ground floor.

To the first floor is a large open plan office, smaller cellular offices and a kitchen/staff room. There are a further three offices within the attic space.

The accommodation is of a good standard, with dado trunking, surface mounted fluorescent lighting, a gas fired central heating to radiators and a solar panel.

The Coach House/office offers attractive self contained accommodation over ground and first floors and is situated at the rear.

The property also benefits from ample on site car parking.

Additional storage space is also available by separate negotiation.



First floor office

ACCOMMODATION

The property provides the following net internal areas:

West Orchard House

Ground floor office	92.18 sq m	(992 sq ft)
First floor office & kitchen	106.50 sq m	(1,146 sq ft)
Second floor office	57.02 sq m	(614 sq ft)

The Coach House 39.11 sq m (421 sq ft)

TOTAL 294.81 sq m (3,173 sq ft)

TERMS

The property is available to let by way of a new effectively full repairing and insuring lease at a rent of £33,900 per annum.

All rents quoted are exclusive of business rates and all other outgoings.

The storage space is also available at an additional rent.

LEGAL COSTS

Each party is to bear its own legal costs.

VIEWING

Strictly by appointment with sole agents, YoungsRPS

All figures quoted above are exclusive of VAT where chargeable.



Second floor office



First floor kitchen



Location plan

RATEABLE VALUE

The Property is entered into the Rating List as follows:

West Orchard House

Description: Offices & Premises
 Rateable Value: £20,000

The Coach House

Description: Offices & Premises
 Rateable Value: £5,100

Interested parties should contact the Council to confirm the business rates payable.

LOCAL AUTHORITY

Northumberland County Council, County Hall,
 Morpeth, Northumberland, NE61 2EF Tel: (0345)
 6006400

ENERGY PERFORMANCE CERTIFICATE

The whole of the property has an EPC Rating of D-93

A copy of this certificate and recommendation report are available upon request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk

Particulars amended February 2021

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

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