

The Mill

Hexham Business Park, Burn Lane, Hexham,
Northumberland, NE46 3RU

- Detached business park office
- Size: 211 sq m / 2,267sq ft
- Rent: £25,000 per annum
- Sale price on application



GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

THE MILL

HEXHAM BUSINESS PARK, BURN LANE, HEXHAM, NORTHUMBERLAND, NE46 3RU

PROPERTY SPECIFICATION

- Unique Grade II listed detached office
- Excellent business park location
- Boardroom
- Meeting rooms
- Air conditioning
- Reception/waiting area
- Kitchen facilities
- Male, female & disabled WCs
- 8 car parking spaces
- 210.61 sq m / 2,267sq ft

Asking Rent: £25,000 per annum

Sale price on application

LOCATION

Hexham is a thriving market town in the Tyne Valley situated 22 miles west of Newcastle upon Tyne and 38 miles west of Carlisle. Easily accessed from the A69, Hexham has a population of 11,000 serving a wide rural catchment with an estimated 59,000 within Tynedale District. Hexham benefits from a railway station on the Tyne Valley line which connects Newcastle to Carlisle (both of which are on main line routes).

SITUATION

The Mill is situated on Hexham Business Park, Burn Lane. The property is easily accessible with the A69 junction and Hexham town centre less than half a mile away in either direction. The Business Park is home to a number of professional service occupiers whilst there is also a number of supermarkets as well as hotel accommodation within walking distance.



DESCRIPTION

The property comprises a unique detached, stone built three storey office building under a pitched tiled roof. Internally the property provides a variety of different office suites as well as a managers office, meeting rooms, boardroom. There is also a staff breakout area/kitchen, reception/waiting area along with male, female and disabled W/C facilities.

The property benefits from 8 allocated car parking spaces as well as additional visitor spaces on the estate.

ACCOMMODATION

The property provides the following net internal area

Name	M ²	Ft ²
Ground Floor	73.80	794
First Floor	80.94	871
Second Floor	55.88	602
Total	210.62	2,267

RATING ASSESSMENT

The rating valuable of the property appearing on the Valuation Office Agency website as of April 2023 is as follows:

Rateable Value	£
The Mill	£20,000

The Small Business Rate for the year 2023/2024 is 49.9 pence in the pound.



TERMS

The property is available via way of a new full repairing and insuring lease at £25,000 per annum exclusive. All other terms by way of negotiation.

Alternatively our client would consider a sale of their 999 year long-leasehold from 2004. Price upon application.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant / purchaser.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE

A new energy performance certificate has been commissioned and will be made available as soon as possible.

VAT

All figures are quoted exclusive of VAT where payable.

VIEWINGS

Viewings are strictly by prior appointment with George F. White.

Please contact either:

Kristian Sorensen

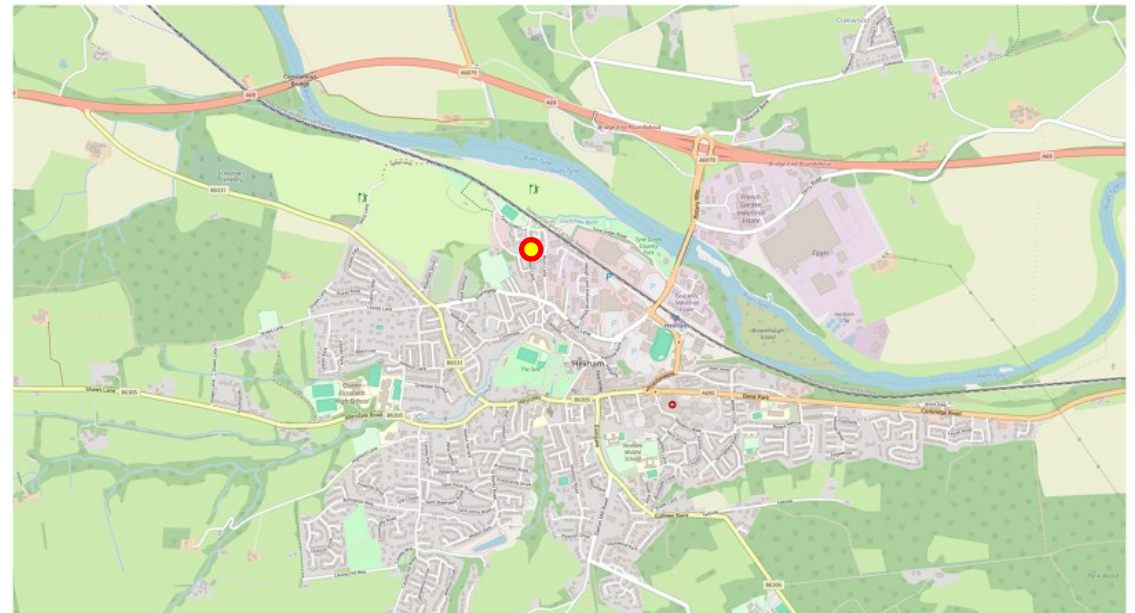
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IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



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