

TO LET
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**THE BEACON - BEAUFRONT BUSINESS PARK, FIRST FLOOR SUITE 2 -
ROOM A, ROOM B OR ROOM C, ANICK ROAD , 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

DGRE

THE BEACON - BEAUFRONT BUSINESS PARK, FIRST FLOOR SUITE 2 - ROOM A, ROOM B OR ROOM C, 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 VAT and Business Rates; However, small business rates exemption may be applicable depending on circumstances.

- Rents are as follows:

Room A: £450 pcm

Room B: £450 pcm

Room C: £300 pcm

Location

The suite is located at The Beacon, Beaufront Park, Hexham on the first floor.

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

The suite comprises a first floor serviced office.

The accommodation is fully carpeted and is well decorated to modern standard. It has suspended tiled ceiling and painted plaster walls.

Within the unit is 3 x offices which are available to let separately and/or together.

Rooms within the suite have frosted glass partitions and a shared kitchen/dining area.

Room A: 2/3 man office

Room B: 2/3 man office

Room C: 1 man office

There are common male and female toilets.

Tenure

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

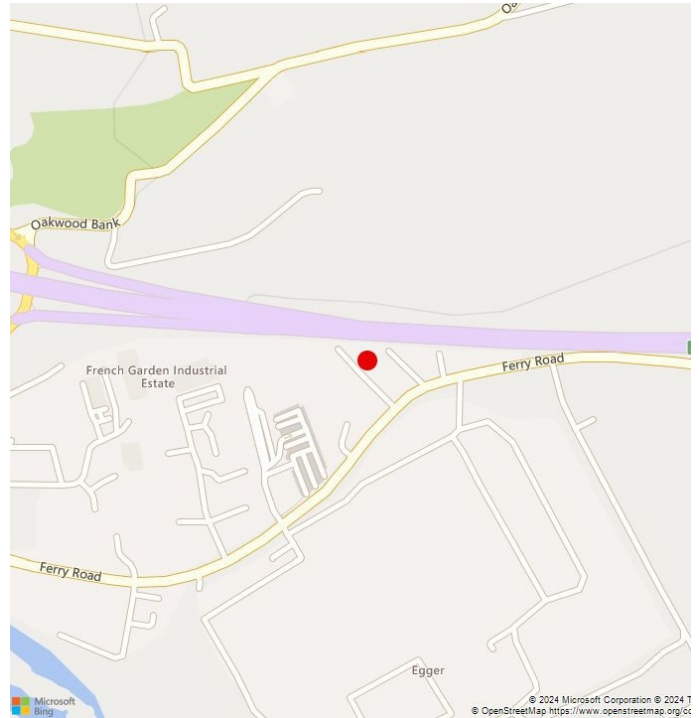
VAT

Applicable.

Services

The rent includes the cost of heating, electricity, water 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

£300.00 - £450.00 Per Month

EPC

The property has a EPC rating of 48 (B) which is valid until May 2025.

Viewing

By appointment through DGRE.

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