



TO LET

BRIDGE END INDUSTRIAL ESTATE

HEXHAM, NORTHUMBERLAND NE46 4DQ



- Well established estate
- Good access to A69
- Small office/reception
- Tenant controlled access gates
- Adjoining units can be combined (subject to availability)

TRADE COUNTER / INDUSTRIAL UNITS
2,260 - 3,133 sq ft (210 - 291 sq m)



TRAVEL DISTANCE

	Miles	Mins	Transport
A69	0.4	2	Car
Hexham	1.3	5	Car
Newcastle	20	30	Car
M6	36	48	Car

Source: theAA.com

BRIDGE END INDUSTRIAL ESTATE

HEXHAM, NORTHUMBERLAND



LOCATION

The estate is situated to the south of the junction on the A69 and A6079 roads (Bridge End roundabout) approximately one mile from the centre of Hexham and 20 miles west of Newcastle. Hexham is a large market town and benefits from access to the main Carlisle to Newcastle railway line.

DESCRIPTION

Single storey steel framed units with brick/plastic coated insulated metal cladding. The roofs are constructed of insulated metal sheeting incorporating roof lights. The units have a small office/reception, separate personnel door, loading door and forecourt parking. The estate benefits from tenant controlled access gates.

SPECIFICATION

- Mains electricity, gas and water
- Gas fired warm air heater to production area
- Small office/reception
- WC facilities
- Loading doors 3.3m wide by 4.5m high

EPC

Energy Performance ratings for the units range between D and E ratings. Individual certificates are available on request.

TERMS

- A variety of leasing options are available
- Rent payable monthly in advance
- Rent deposit required
- Rent quoted includes the cost of external maintenance charges and building insurance
- Tenant responsible for internal maintenance plus repairs to doors and windows
- Principal Rent will increase by a fixed 3% per annum
- Tenant responsible for payment of VAT, rates and utility charges

VIEWING / FURTHER INFO

Please contact Whittle Jones to arrange a viewing or for further information.



Whittle Jones - 9 Kingfisher Way, Silverlink Business Park, Wallsend, Tyne & Wear NE28 9NX

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