



OFFICE SUITES TO LET

Mallan House, Bridge End Industrial Estate, Ferry Road, Hexham, Northumberland, NE46 4DQ

Modern office suites to let | Flexible, fully inclusive terms | On site car parking | Shared meeting facilities

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.

Mallan House is situated in an established commercial location on the northern edge of Hexham, adjacent to the A69 Trunk Road. It forms part of Bridge End Industrial Estate and is accessed off Ferry Road, close to the entrance of the Egger Factory. It lies within walking distance of the town's railway station and with easy access to the facilities within Hexham town centre.

DESCRIPTION

Mallan House comprises a modern two-storey development. Internally, the space provide a number of cellular offices which are of a good standard and benefit from raised access floors and electric storage heaters.

Tenants of the building also have access to shared, on-site meeting facilities.

ACCOMMODATION

We have measured the net internal areas of the available space as follows:

Suite 1B	25.58 sq m	(275 sq ft)
Suite 3	90.64 sq m	(976 sq ft)
Suite 5	18.46 sq m	(199 sq ft)
Suite F4/F5	40.88 sq m	(440 sq ft)
Suite 6	20.11 sq m	(216 sq ft)

LEASE TERMS

The property is available to let by way of a licence for a minimum period of six months. The licence fee is inclusive of the following:

- All heating and lighting to each suite and the common area
- Office cleaning
- Car parking
- Internal and external maintenance
- Security system
- Use of kitchen and toilet facilities

The licence fee does not include telephone or internet

LICENCE FEE

The suites are available to let on the following inclusive charge:

Suite 1B	£460 per calendar month
Suite 3	£1600 per calendar month
Suite 5	£350 per calendar month
Suite F4/F5	£750 per calendar month
Suite 6	£360 per calendar month

VAT is payable on the licence fee.

BUSINESS RATES

Tenants are responsible for payment of their own business rates, however, we envisage that most occupiers will be entitled to small business rates relief and that therefore, no business rates will be payable.

Interested parties should make enquiries direct with the Local Authority in this respect.

VIEWING

Strictly by appointment by sole agents youngsRPS.

Contact Paul Fairlamb Tel: 0191 2610300 or e-mail: paul.fairlamb@youngsrps.com

LEGAL COSTS

Each party is to bear their own legal costs.

LOCAL AUTHORITY

Northumberland County Council, County Hall, Morpeth, NE61 2EF. Tel: 0345 600 6400

All figures quoted above are exclusive of VAT where chargeable.

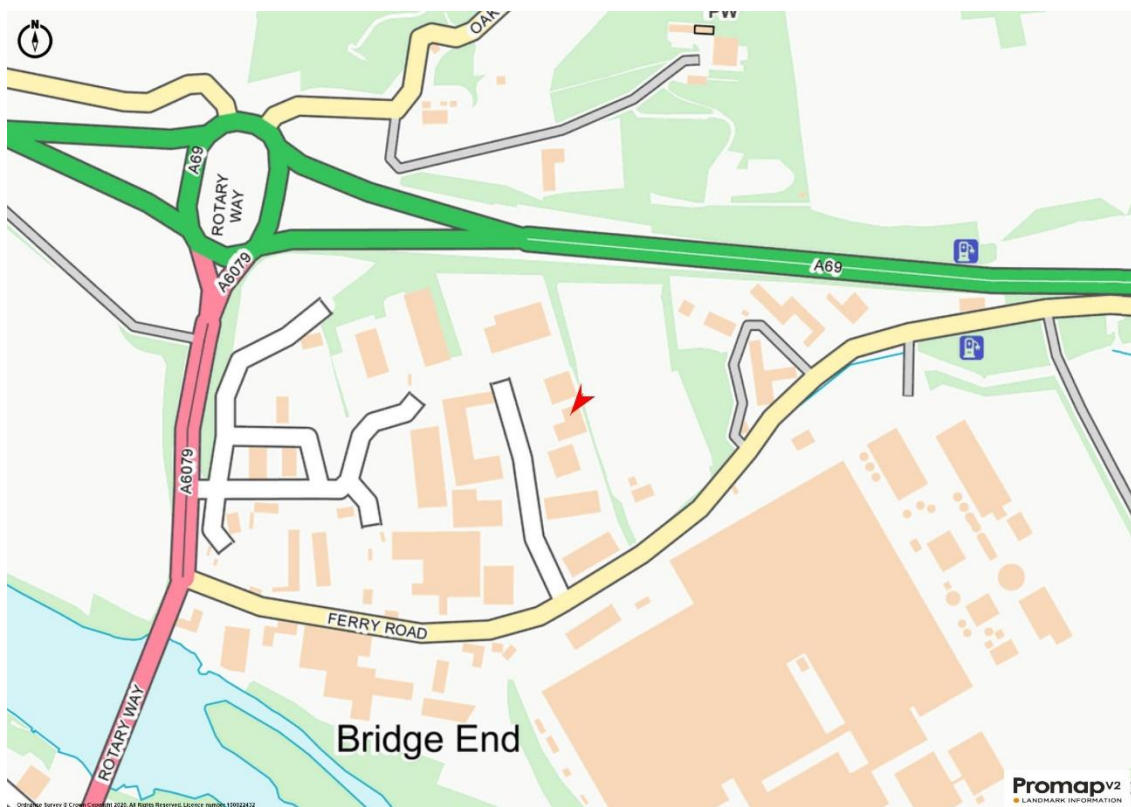
ENERGY PERFORMANCE CERTIFICATE

The whole of the property has an EPC rating of C-63.

A copy of the Energy Performance Certificate and Recommendation Report is available on 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





Note: Internal photos represent typical office suites within the development

Particulars amended July 2025

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