



OFFICES TO LET

Offices at The Mechanics Institute, Westgate, Haltwhistle, Northumberland, NE49 0AX

Modern office space | Town centre location | Short term agreements available | Fully inclusive rent | On site car parking

LOCATION

Haltwhistle is situated approximately 37 miles west of Newcastle upon Tyne and 21 miles east of Carlisle on the A69 Trans-Pennine highway. The town also lies on the main Newcastle to Carlisle railway line. The town serves a wide rural based catchment.

The library lies in the heart of the town centre, on Westgate. There are a number of national and regional multiple retailers, including Boots the Chemist, the Co-Op, and Sainsbury's, as well as a number of local businesses nearby. There is on street car parking available.

DESCRIPTION

The office space is situated on the second floor of the building above the public library. Level access into the building is available at the front and there is a lift to the second floor.

The space is of a good standard and generally comprises carpeted floors, plastered walls, suspended ceiling with integral lighting and powder coated double glazed windows. The property is heated by gas fired central heating system to radiators.

Some of the rooms benefit from their own integral toilet facilities, however, most share good quality communal facilities which are used by office occupiers only. These comprise of accessible toilets and communal kitchen areas.

There is a communal car park at the rear of the property which is free to use on a first come first served basis. There is additional on street car parking nearby.

The space is to be used during office hours only, with use outside of these hours by prior arrangement and at an additional cost.

ACCOMMODATION/LICENCE FEE

We have measured the space as providing the following net internal areas, available at the rents shown:

	Sq m	Sq ft	Rent per annum
Second Floor			
Room 6 (with own w.c.)	42.66	459	£6,885
Room 7a	37.17	400	£6,000
Room 7b	37.49	404	£6,000
Room 8	15.73	169	£3,500
Room 9	15.73	169	£3,500

TENURE

The office space is let on a fully inclusive basis by way of an agreement for an initial term of 12 months. Items included within the fee include:

- All electricity to the common areas and individual offices
- Heating
- Cleaning of common areas
- Business rates

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 2nd floor offices have an EPC Rating of D-83.

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





Particulars amended November 2024

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