



OFFICE POD TO LET

Hexham Enterprise Hub, Eastburn, South Park, Hexham, Northumberland, NE46 1BS

On the instructions of Northumberland National Park Authority | Pod 4 to let | Excellent business facilities | Flexible, fully inclusive terms | On site car parking | Electric vehicle charging points | Dog friendly

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.

The @ Eastburn Hub is located at Eastburn, the head office for Northumberland National Park Authority. It is set in wooded grounds in a peaceful environment, yet within an easy walk of the amenities of Hexham town centre, including the bus station. It is situated approximately $\frac{3}{4}$ mile from the railway station.

The property has access off Eastgate, the B6306, which runs south out of Hexham to Slaley. Eastburn lies just 300 yards south of the junction of Eastgate and Battle Hill.

DESCRIPTION

The @ Eastburn Hub has traditional offices in the main building and six pods in the grounds. Pod 4 (a 2 or 3 person unit is currently available to let on flexible terms. This modern, individual office offers an interesting and attractive space, set among the trees, but close to the facilities and amenities offered in the main building. The pod is heated and benefits from a full width glazed door/window frontage, offering excellent natural daylight conditions, with a hard flooring. Dogs are permitted in the pod.

Tenants of both the traditional offices and the pods can use the shared facilities in the Eastburn building. There are two unisex w.c. and shower facilities on the ground floor and a fully fitted shared kitchen where tenants are welcome to free refreshments.

In addition, tenants have access to the Garden Annexe communal meeting space, which may be booked at a 15% discount, and is connected to the Eastburn building, and faces the pods. Here, tenants can enjoy short, small meetings, or rest in the easy chairs, or work at the laptop docking area.

The "Teasdale", "Nicholson" and "Curlew" meeting rooms on the ground floor of the Eastburn building are also available for hire. These rooms are equipped with Smart TV's. available for presentation purposes.

Whilst most of the grounds of Eastburn are wooded, there is a pleasant, open lawned area with picnic tables, and tenants are welcome to use these facilities at any time, weather permitting.

The pods are available for use 24/7 but there will be no access to the Eastburn building outwith normal office hours or at the weekend.

There is a good provision of free, on site car parking available to all tenants and visitors.

The pod is available unfurnished but can be offered furnished if required.

There is Wi-Fi and wired internet access to all accommodation. Additional services including printing/copying, are available at an additional cost and there is postal collection and delivery to Reception within the Eastburn building.

Full details of all office services and additional charges are available on request.

LICENCE FEES

All the accommodation is available on a one year licence, with a monthly licence fee payable. A deposit equivalent to one month's fee is payable on occupation. The licence can be terminated by giving 40 clear working days' notice. The licence fee includes the following costs and services:

- Rent
- Business rates
- Utilities – electricity supply, lighting, heating, water and sewerage
- Building insurance
- Refuse collection
- Maintenance and repair
- Provision of kitchen
- Provision of toilet & shower facilities
- Provision of some office furniture (if required)
- Telephone land line (all calls are recharged)
- Wi-Fi & wired internet access
- Reception during business hours (Monday to Thursday 8.30 am to 5.00 pm and Friday 8.30 am to 4.00 pm)
- Incoming post sorting
- Postal collection

- Meeting room allowance during business hours (details on application)
- Office cleaning
- Car parking is available

These services do not include business insurance and tenants should obtain their own cover.

CURRENT AVAILABILITY AND LICENCE FEES

Pod 4 (2 or 3 person)
£467 plus VAT per calendar month
VAT payable on licence fee, meeting room hire etc.

VIEWING

Viewing is by appointment and should be arranged through sole agents youngsRPS on 0191 2610300.

Ref: Paul Fairlamb 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.

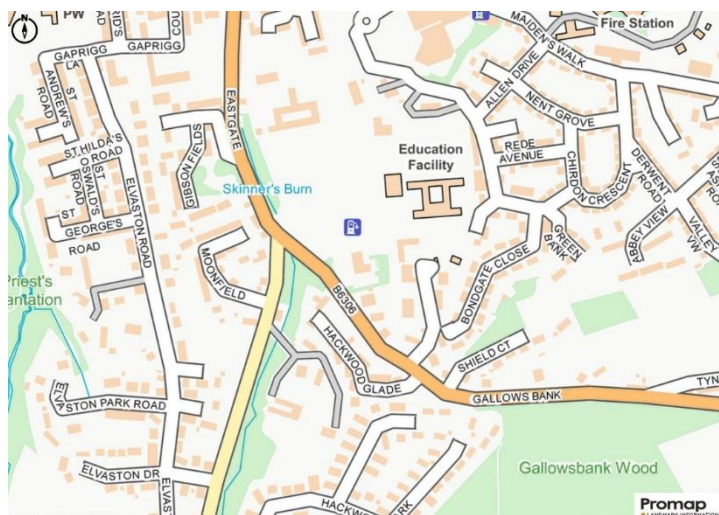
ENERGY PERFORMANCE CERTIFICATE

The whole property has Energy Performance Certificate Rating of D-97.

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 prepared August 2025

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