

**TO LET**  
804 Sq Ft



**SUITE 2, 1ST FLOOR, THE BEACON, BEAUFRONT PARK, ANICK ROAD,  
HEXHAM, NE46 4TU**

- Serviced offices available available on flexible terms
- Price inclusive of heating and electricity
- Located on popular Tyne Valley business park

**DGRE**

## SUITE 2 1ST FLOOR THE BEACON, BEAUFONT PARK, ANICK ROAD, HEXHAM, NE46 4TU

Beaufont Park is a modern business park development featuring a range of two and three-story office buildings.

Occupiers at Beaufont 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.
- Rent is exclusive of business rates; However, small business rates exemption may be applicable depending on circumstances.
- Dog friendly.

### Location

The suite is located at Legion House, Beaufont Park, Hexham.

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

Suite 2 comprises 3 larger offices, 1 smaller office, a meeting room and a private kitchen area.

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

The gross internal floor areas are provided for guidance only.

### Tenure

£1,200 pcm (excluding business rates)

The accommodation is available on a short term or long term basis.

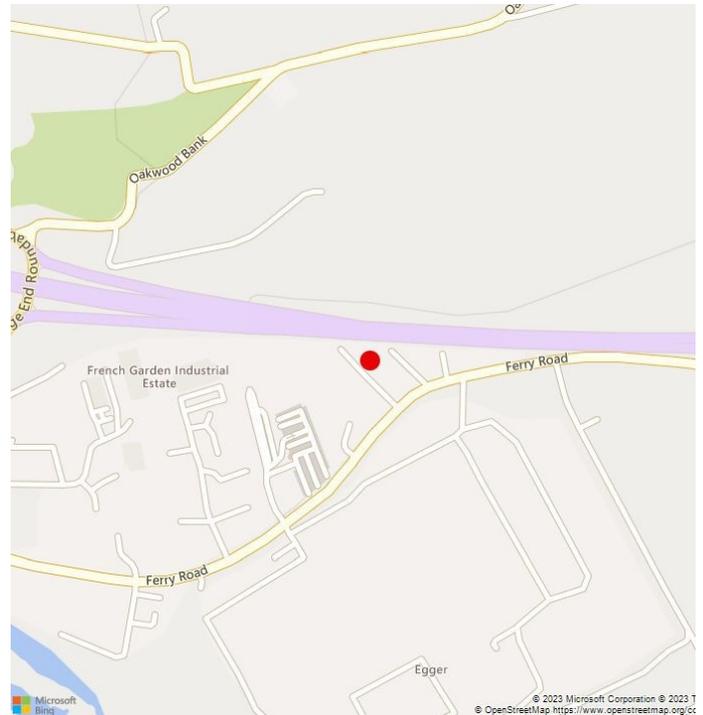
### VAT

N/A

### Services

The rent includes the cost of heating, electricity, water and internet as well as all services such as grounds maintenance and cleaning.

Rent is exclusive of business rates; However, small business rates exemption may be applicable depending on circumstances.



### Additional Information

#### Rent

£1,200 Per Month

#### EPC

The property has a EPC rating of 63 (C) which is valid until 26 June 2029.

#### Viewing

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