



## To Let On A New Lease:

**Unit 3**  
**Prudhoe Station Estate**  
**Low Prudhoe**  
**Northumberland**  
**NE42 6NP**

**Rent: £6,500 p.a.**  
**Available: Now**

A purpose built workshop/light industrial unit extending to 114 sq m (1,227 sq ft) including office/reception accommodation. There is additional mezzanine storage and good access to the A695 (Prudhoe Bypass) as well as rail links to Hexham and Tyneside.

### ACCOMMODATION

#### Main Workshop

95 sq m (1023 sq ft)

With folding door access and additional mezzanine storage area.

#### Office/Reception

19 sq m (204 sq ft)

Separate pedestrian entrance door and internal access to the workshop.

#### Side Lobby

With wash basin and separate w.c.

### OUTSIDE

The extensive forecourt directly in front of the unit is included

### RENTAL

Rental of £6,500 per annum.

### RATEABLE VALUE

Current rateable value: £7,118

### COSTS

Each party will be responsible for their own costs.

### TERM

The property will be available on a new lease for a term of between 1 and 3 years.

### SERVICE CHARGE

Cost of external repairs and insurance are recoverable by the landlord from the tenant.

### SERVICES

Mains water, electricity and drainage are connected to the property.

### VIEWING

Strictly by appointment with the agents.

### LOCATION

Prudhoe is situated on the south side of the River Tyne approximately 11 miles west from Newcastle upon Tyne and 14 miles east of Hexham. The property is best approached from Hexham travelling east on the A695 through Stocksfield. At the roundabout at Low Prudhoe turn left (signposted C105 Ovingham). The property is situated in the terrace of workshop/industrial units on the left hand side.

**Details Prepared:** October 2018

**Property Reference:** HX00002277

### IMPORTANT NOTICE

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