

FOR SALE



Office / Workshop Premises

Former Vattenfall
Wind Power Premises
Bridge End
Hexham

September 2013



- 798 sq m (8,589 sq ft)
- 0.232 ha (0.57 acres)
- Prominent position
- **SAT NAV: NE46 4NN**

gva.co.uk/6979

Location

The subject site is located on Bridge End Industrial Estate which is accessed off Rotary Way which in turn provides access to the A69 dual carriageway.

Hexham itself is located within South West Northumberland approximately 20 miles west of Newcastle upon Tyne and 30 miles east of Carlisle.

Description

The premises comprise a mixture of office and industrial accommodation of steel frame construction under a pitched and flat roof with felt covering.

The office accommodation is cellular in nature and benefits from carpeting throughout with electric storage heating. The workshop accommodation is accessed via two concertinaed loading doors and benefits from strip lighting.

Externally there is car parking to the western elevation and a service yard.

Accommodation

The accommodation briefly comprises of the following approximate areas:

Total GIA	798 sq m	(8,589 sq ft)
Site Area	0.232 Hectares	(0.57 acres)

Tenure

Our client's freehold interest is available. Alternatively, our client may consider granting a new full repairing and insuring lease for a term of years to be agreed.



Price

Offers are invited for our client's freehold interest. Available to lease at an annual rent of £32,000 per annum.

Energy Performance Certificate

Awaiting EPC information.

Services

We understand all mains services are connected to the site.

VAT

All figures quoted are exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in the transaction, plus any VAT thereon.

Viewing

For further information or an appointment to view please contact:

Danny Cramman

T: 0191 269 0068

E: danny.cramman@gva.co.uk



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