



INDUSTRIAL UNIT TO LET

Unit 6a Limeworks Estate, Fourstones, Hexham, Northumberland, NE47 5DG

Modern Industrial Unit | Rural location | Easy access to A69 Trunk Road | Rent £26,000 per annum plus VAT

LOCATION

The property is located in Limeworks Estate in the village of Fourstones, which lies approximately 3.5 miles north-west of the town of Hexham. The village lies approximately 2 miles north of the A69 trunk road, which connects Newcastle upon Tyne, 22 miles to the east, and Carlisle, 31 miles to the west.

There are limited local facilities in Fourstones, such as a petrol filling station, shop and school. Further, more extensive facilities are available in nearby Hexham.

DESCRIPTION

The subject property comprises a modern, semi-detached, industrial unit, of steel portal frame with block and profile metal sheet walls. There is a pitched roof, with good provision of rooflights and LED lighting. The property benefits from three-phase electricity.

There is a loading door to the front of the property, approximately 5.80 metres wide and 4.50 metres high and the building has a ridge height of 8.00 metres and eaves height of 6.10 metres. There is a covered loading area to the front of the property.

ACCOMMODATION

We have calculated the property has a gross internal area as follows:

Building	4,244 sq ft	(394.28 sq m)
Covered loading area	1,244 sq ft	(115.57 sq m)
Total	5,488 sq ft	(509.85 sq m)

USE

The property is suitable for light industrial and storage/distribution uses.

Interested parties should ensure that their proposed use of the property complies with planning consent.

TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

There is a small estate service charge to cover the maintenance of the estate roads.

RENT

The property is available to let at a rent of £26,000 per annum exclusive of business rates and payable quarterly in advance.

The property is registered for VAT and therefore VAT is payable on the rent and all other charges.

BUSINESS RATES

The property is assessed for business rates as follows:

Description:	Warehouse & Premises
Rateable Value:	£22,750

Interested parties should make enquiries direct with the Local Authority to establish the actual rates payable.

VIEWING

Strictly by appointment by sole agents youngsRPS.
Contact Paul Fairlamb or Chris Pattison Tel: 0191 2610300

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 property is currently being assessed for its EPC rating.

Energy Performance Certificate and Recommendation Report will be available on request.





Photographs taken May 2023

Particulars prepared September 2026

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