

Serviced offices to let on flexible terms located in Haltwhistle, South Tyne Valley.



Westbourne House:

The building is a three storey terrace property with a solid plan of offices around a staircase which gives a conventional and traditional feel. As well as office accommodation to let there are well-equipped and adaptable spaces for functions and meetings available.

Location:

Haltwhistle is in the South Tyne Valley and is situated approximately 15 miles west of Hexham and 21 miles east of Carlisle. Haltwhistle is named as the Centre of Britain and is an established market town, servicing a local population of around 3,800. Westbourne House is in the centre of the Main Street and easily accessible for all the local town shops and services. Public car parking is available at various nearby locations to building.

Reception:

Ground floor reception is staffed in opening times and the staff can provide meet and greet services for all office clients. Outside of opening times the building tenants can simply and securely access their offices both day and night by the main door.

Amenities:

The building has a communal kitchen and WCs. There are personal safety alarms, an internal phone network, broadband access and an intruder alarm system.

Office rent and costs:

Location	Office size	Rent p.a.
First floor	11.0 m ²	£1,837
Second floor	13.4 m ²	£2,241

We also have available a further large office/meeting room that is available for hire by the session or as a separate lease.

All payments are quarterly in advance and are exclusive of VAT.

The rent also includes the electrical, heating and cleaning costs for the office.

The tenant is responsible for their own business rates and equipment insurance.

Hot desking and office share options can be considered. Additional administration services can also be provided at a charge on request.

Terms:

Internal repairing only leases available and the property will be available on a term of six months to 10 years depending on requirements (negotiable).

Legal:

All of the fees for arrangement and for drawing up of lease for both the landlord and tenant is payable by tenant.

Services:

Mains water, electricity and drainage are connected to the property but will be the responsibility of the landlord to provide.

Viewing:

By appointment only.

Contact:

Yvonne Probert

01434 321242 / 07511 377 301

yvonne@haltwhistle.org