



Office Space, Cookes Buildings, 4 Meal Market, Hexham, NE46 1NF

- Office Space in the Centre of Town
- Well Presented Second Floor Units
- Floor Area from 8.8sq.m. (95sq.ft.)
- Available from July 2025
- Suitable for a variety of uses (stpp)
- New flexible lease terms
- Incentives available
- Low/no rates to pay

Rents from £3,180 per annum

COMMERCIAL

Location

Situated prominently within the heart of Hexham, a densely populated historical market town in west Northumberland. Hexham has a diverse range of businesses, including those related to agriculture as well as retail, manufacturing and professional services. The town is located just off the A69 (Newcastle to Carlisle road) and therefore centrally positioned for Newcastle (to the east) and Cumbria (to the west).

Description

Grade II listed stone-built building, situated over four floors. Office 1 is located on the first floor, with office 2 & 3 on second floor and offices 4 & 5 on third floor.

The available offices (2 & 3) benefit from being carpeted and having electric heaters. Windows face out onto the cobbled street (St Marys Place).

Utilities are shared (percentage to be confirmed).

Views of Hexham Old Town are visible from the offices also.

Accommodation, Sizes, Rates and Rents

	Sq.m.	Sq.ft.	Rates	Rent
Office 2	18.1	195	£1,800	£4,056pa
Office 3	8.8	95	£740	£3,180pa

Tenure

Leasehold.

Rent

From £3,180 per annum

New lease terms are available, with potential incentives if both offices are taken together.

The in-going Tenant is responsible for the Landlord's legal/lease fees of £750+vat (£900 inc)

Viewing

Strictly by appointment through this office.

Rateable Value

Please see Accommodation table for rateable value (2023 RV)

As the RV is below £12,000, occupiers for whom his property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref I256

Prepared 10th June 2025



COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573



RICS

The mark of
property professionalism worldwide