



- Well-presented office suites in Hexham town centre
- Flexible office suites available from 151 sq. ft. to 2,131 sq. ft.
- Excellent transport links via the A69, Hexham Bus Station & Railway Station
- Prominent town centre location within the heart of Hexham
- Suitable for a variety of office and business uses (subject to consent)
- Potential for 100% small business rates relief for qualifying occupiers
- Service charge includes heating, utilities, water and Wi-Fi

5 Cattle Market,
Hexham,
Northumberland, NE46 1NU

Rents from: £4,000 per annum
Plus service charge

RMS | Rook
Matthews
Sayer



Office 1 (First Floor)



Office 2 (First Floor)

Location

The property is situated at 5 Cattle Market, in the heart of Hexham town centre, one of Northumberland's principal market towns. Hexham benefits from a strong mix of national, regional and independent retailers, together with a vibrant café, leisure and service sector, generating consistent pedestrian activity throughout the town. The property occupies a prominent town centre position close to the junction of Cattle Market and Priestpopple, within easy walking distance of Fore Street, Hexham's principal retailing thoroughfare, and the town's extensive range of amenities.

The offices benefit from excellent accessibility, being located close to Hexham Bus Station and within a short walk of Hexham Railway Station, which provides regular services to Newcastle upon Tyne and Carlisle. Hexham also enjoys excellent road connections via the A69, offering direct access to Newcastle upon Tyne approximately 20 miles to the east and Carlisle approximately 38 miles to the west, with links onwards to the A1 and M6 motorway networks. The town centre location provides a convenient and professional business environment, with a range of nearby shops, banks, cafés and public car parks serving both occupiers and visitors.

Description

We are delighted to offer to the market a range of office suites situated on the first and second floors of this attractive mid-terraced three-storey sandstone building.

The upper floors comprise a variety of vacant office accommodation, currently arranged as several individual suites, providing flexibility for occupation by either a single tenant or multiple businesses. The accommodation has recently undergone refurbishment by the landlord and benefits from a specification that includes LED lighting, electric heating, new carpeting, and access to communal kitchen and WC facilities.

Access to the offices is provided via a dedicated entrance located adjacent to Specsavers.

The suites are suitable for a variety of office and business uses, subject to the appropriate planning consent where required. Accommodation is available from 151.4 sq ft (14.1 sq m) to 2,131 sq ft (198.0 sq m), offering flexible options to suit a range of occupier requirements.

Rents

Description	Sq. m.	Sq. ft.	Level	Rent P/A	Service Charge P/A
Office 1	18.72	201.5	F/F	£5,000	£1,620
Office 2	19.76	212.69	F/F	£5,500	£1,620
Office 3	14.07	151.4	F/F	£4,000	£1,320
Office 4	93.77	1,009.3	F/F	£12,000	£5,400
Office 5	18.33	197.3	S/F	£5,000	£1,620
Office 6	18.91	203.54	S/F	£5,000	£1,620
Office 7	14.43	155.32	S/F	£4,000	£1,230

Service Charge

The service charge includes the cost of utilities and heating, water supply, Wi-Fi, and the maintenance and management of communal areas. The charge may vary from year to year, reflecting fluctuations in utility prices and other associated operating costs.

Tenure

Leasehold - The premises are available by way of a new lease, on terms to be agreed between the parties. Further details are available upon request.



Office 3 (First Floor)



Office 5 (Second Floor)



Viewing Arrangements

Strictly by appointment through this office.

Information 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 of 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 I537 (Version 2)

Prepared 17th September 2026



www.rookmatthewssayer.co.uk

T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



www.rookmatthewssayer.co.uk

T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



www.rookmatthewssayer.co.uk

T: 0191 212 0000 E: commercial@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

