

### Freehold Office Building

10 Brenkley Way, Seaton Burn, North Tyneside NE13 6DS

REF: NE2040



- Self - contained two storey suite.
- NIA 1,120 sq.ft. (105 sq.m.) over 2 floors.
- Forming part of a larger office complex.
- Excellent road links.
- 6 allocated parking spaces.
- PRICE £115,000 / OFFERS



**Agents Notes:**

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

**Viewing**

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

## Location

The property is located within Blezard Business Park which is on the northern outskirts of Seaton Burn close to the junction of the A1 with the A19.

This is a well-established business park with a wide range of occupiers. Road access is excellent and this particular property has the benefit of 6 designated car parking spaces.

## Description

The property comprises a two-storey end terraced property forming part of a pleasant and secluded business park to the north of Gosforth and Wideopen.

The property is configured to provide a communal entrance with toilets and then there is a self-contained ground floor office suite with stairs up to the first floor accommodation.

## Accommodation;

Reported on a Net Internal Area basis as follows:

### Ground Floor

**Main Office**                      circa 460 sq.ft. (43 sq.m.)  
**Kitchen / Staff**                circa 90 sq.ft. ( 8 sq.m.)  
**2 x Toilets**

### First Floor

**Offices**                                circa 575 sq.ft. (53 sq.m.).

### External

**Car Parking**                        4 to the front, 1 opposite and 1 to the rear.

## Service Charge:

We are verbally informed that the Service Charge is approximately £1,200 per annum



## Services

Water, electricity and gas is installed and there is gas central heating throughout.

## Rates:

The property is assessed as follows:  
 RV £11,500  
 Rates free incentives subject to status.

## Tenure

We are informed that the title is Freehold (TY250090). Interested parties should seek legal confirmation of this.

## EPC

Rating - D

## Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.



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