

Office Suite To Let

1 Vance Business Park, Norwood Road, Gateshead NE11 9NE

REF: NE2104



- NIA circa 108 sq.m. (1,160 sq.ft.).
- Modern open plan layout.
- Forming part of a larger office complex.
- Car parking to side.
- Excellent road access.
- RENT £12,000 per annum plus VAT.



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

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4 Staithes
The Watermark
Gateshead
NE11 9SN

Location

This property is located on the Trans Britannia Properties Vance Business Park development which lies just off junction 68 of the A1 Western Bypass. Newcastle City centre is approximately 3 miles to the east and accessed via the A184 and over the Redheugh Bridge.

Newcastle airport is positioned 6 miles to the north-west (20 minutes by car) of the development and provides flights throughout UK and Europe plus a daily flight to and from Dubai.

Description

The property comprises a two storey end terraced property forming part of a pleasant and secluded Business Park to the west of Newcastle / Gateshead.

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

Accommodation;

Reported on a Net Internal Area basis as follows:

Ground Floor	circa 550 sq.ft. (51 sq.m.)
First Floor	circa 600 sq.ft. (56 sq.m.)

Services

Water, electricity and gas is installed and there is gas central heating throughout. Car parking is available externally.

VAT

The property is elected for VAT.

EPC

Rating - D



Rates:

The premises are assessed as follows:
Rateable Value £8,200
Rates free incentives subject to status.

Tenure

A new FRI lease is available at a commencing rent of £12,000 per annum plus VAT. Further terms and conditions to be agreed.

Service Charge

We are verbally informed that the service charge is currently circa £650 per annum, payable by the long leaseholder to the immediate landlord. Any new lease will permit service charge reimbursement from the tenant.

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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