

NORTH EAST COMMERCIAL

SALES AND LETTINGS



- Modern Office Accommodation
- Close proximity to A1(M) and A19
- NIA: 212m² (2,290ft²)
- Capable of Sub Division
- 12 Dedicated Parking Spaces
- Freehold Guide Price: £295,000
- Client may consider Letting
- Ref.....NE247

FOR SALE (may let on short term office by office basis)

UNITS 13 & 14 BRENKLEY WAY, BLEZARD BUSINESS PARK, SEATON BURN, NEWCASTLE UPON TYNE. NE13 6DS.

Location

Seaton Burn is located approximately 5 miles north of Newcastle city centre. The offices are situated within an established Business Park towards the northern end of the village.

Both the A1(M) and A19 are located within close proximity of the property thus providing excellent vehicular access to other parts of the region. Newcastle International Airport is located approximately 8 miles to the west of the property.

Description

The property comprises two 2 storey terrace office units which are capable of either single or dual occupations. The external elevations are of brick construction below a pitched roof covered with concrete tiles. Internally the offices are a mix of open plan and cellular accommodation. Floors are carpeted throughout. Each unit has the benefit of gas fired central heating systems.

There are separate male, female and disabled WC facilities at ground floor and a kitchen facility to the ground and first floor of units 13 and 14 respectively.

Accommodation

The property has been measured in accordance with the RICS code of measuring practice and has a Net Internal Area as follows:

	m ²	ft ²
Ground Floor:	101.85	1,096
First Floor:	110.95	1,194

Net Internal Area **212.8** **2,290**

Guide Price

Guide price for the **FREEHOLD** interest is £295,000.

Legal Costs

Each party will be responsible for their own legal costs incurred with this transaction.

VAT

All figures are exclusive of VAT

Business Rates

We have been informed by the Local Authority that the property is assessed on the following basis:

Unit 13: RV(2010) £13,250

Unit 14: RV (2010) £13,250

Viewing

Strictly through appointment with this office.

Code of Practice For Commercial Leases

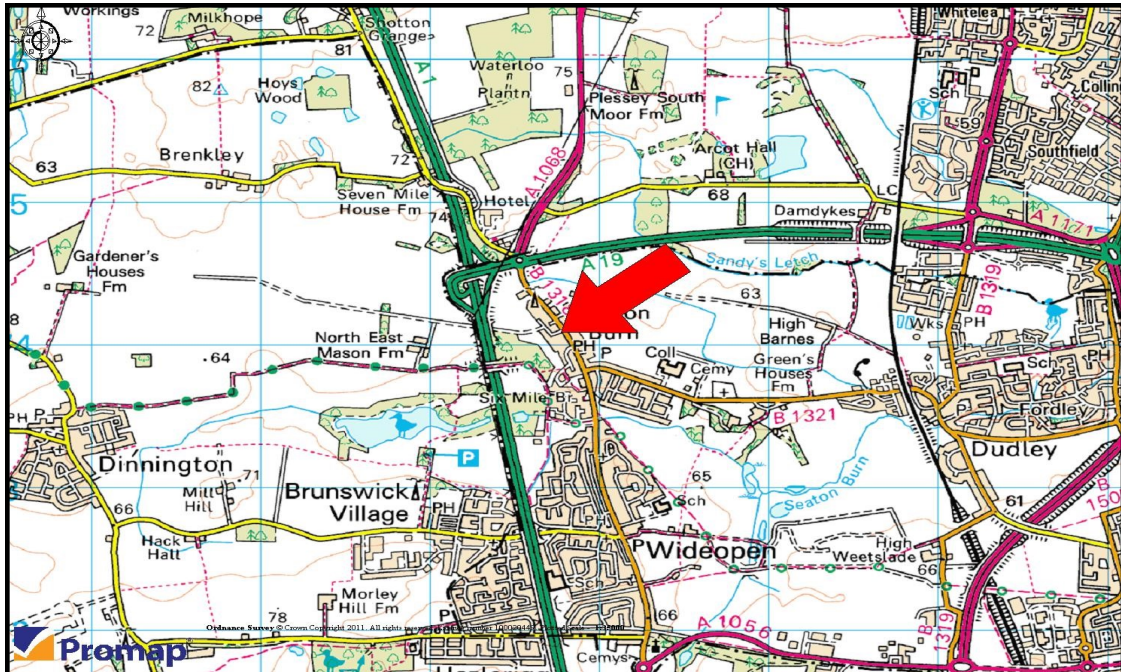
The lessor understands and accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available from the Landlord, subject to negotiation.

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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Important Note

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any error. No other statements contained in the particulars are to be relied upon as a statement of fact and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of these statements. The vendor(s) or lessor(s) do not make or give North East Commercial Property nor any person in their employment any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals quoted are exclusive of Value Added Tax to which they may be subject.

Viewing

North East Commercial Property Ltd Registered in England No: 5121451 VAT Reg No: 928 2531 19

Strictly by prior arrangement through North East Commercial Property Ltd..

www.northeastcommercial.co.uk