

6-8
Ravensworth
Terrace
Newcastle upon Tyne





Move next door to Newcastle's £350 million Helix - the biggest UK urban development of its kind outside of London

Situated in historic Summerhill Square – an architectural area of major significance recently featured in the BBC's *A House Through Time* – 6-8 Ravensworth is conveniently located next to Newcastle Helix.

The Helix, a £350 million flagship science and technology project, brings together a community of academics, industry leaders, businesses and top researchers. And is the biggest UK urban development of its kind outside of London.

6-8 Ravensworth, a former synagogue, offers businesses the best of both worlds. A completely modernised interior based in an historic area – right next door to the new commercial heart of the North East.

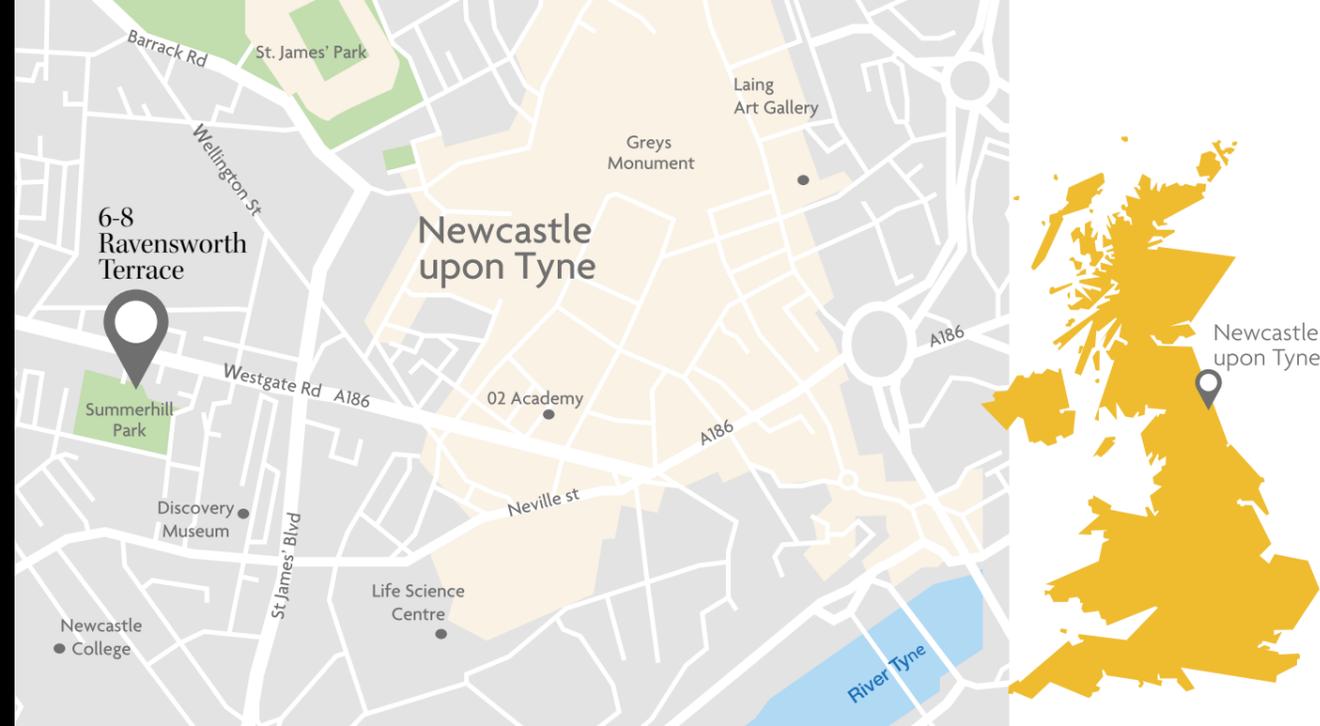
Locate in
part of Newcastle's
history.

*Become part of
it's future.*



Introduction

This substantial three storey, four floor mid terrace property was originally the Diocesan Home for Girls which was converted into a Synagogue in 1924. The Synagogue closed in 1969 and the building was then converted into offices and a design studio in 1981.



Newcastle grew from Roman (or possible earlier) origins, at an important defensive and bridging point in the Tyne Valley, to become the regional capital. The wealthy coal, manufacturing and ship-building industries brought huge population growth and physical expansion during the late 18th and 19th centuries.

Newcastle upon Tyne is located approximately 285 miles north of London and approximately 100 miles south of Edinburgh and is the commercial and administrative capital of the North East.

Newcastle is the seventh largest City in the UK with a population of circa 280,000 and 1.4 million people live within 12 miles of the City centre.

Newcastle benefits from excellent road, rail and air connections with Newcastle Central Station serving the East Coast mainline and providing a fastest journey time of 2hrs 50mins to London Kings Cross and 1hr 30mins to Edinburgh Waverley.

The Central Station provides the main interchange for the Tyne & Wear Metro rapid transit railway network which supports 60 stations connecting Newcastle with Gateshead, Sunderland and throughout Tyneside.

Newcastle International Airport is situated approximately 7 miles west of City centre providing regular flights to key domestic and international destinations including Dubai.

Location

The property forms part of a terrace within the Summerhill Conservation Area which is based around a late Georgian residential suburb and climbs the hill westwards out of Newcastle City centre. The Square is a unique environment within easy walking distance of the City centre and there are also good public transport links nearby.

The terraced properties within the Square overlook a central green space which comprises a public park, a bowling green and private gardens for the houses.





Accommodation comprises;

LOWER GROUND FLOOR

Half Landing Toilets
Offices 2,000 sq.ft. (186 sq.m.)

GROUND FLOOR

Disabled Toilet
Offices 2,050 sq.ft. (190 sq.m.)

FIRST FLOOR

Half Landing Toilets
Offices 1,950 sq.ft. (182 sq.m.)

SECOND FLOOR

Toilet/Shower
Offices 900 sq.ft. (83 sq.m.)

OUTHOUSE (with internal access)

Boiler Room/Store
Toilets

EXTERNAL

There is car parking to the front and opposite of the main building with space for up to 14 cars.

SERVICES

There is mains water, sewerage and electricity into the property. Heating is by way of a gas boiler which also serves the hot water supply.

Total : 6,900 sq ft / 641 sq m.

Description

The property comprises a three storey, four floor mid terrace building overlooking Summerhill Park to the west of the City centre. The property is in excellent order throughout with benefits that include LED lighting, a raised timber floor and a Fibre Optic data line in. Whilst currently providing a modern office facility, the property could be considered for other alternative uses including a residential conversion (STP).





Lower Ground Floor

Offices 2,000 sq.ft. (186 sq.m.)

This recently refurbished lower ground floor offers a large open plan office layout along with a small kitchen and a glass partitioned meeting area.

The ground floor is fully networked with cat six cabling, south facing windows flood this open plan space with light to create an excellent working environment.

Also on this floor are two large storage rooms. The Lower ground can be accessed by two staircases at each end of building.





Ground Floor

Offices 2,050 sq.ft. (190 sq.m.)

A beautiful large reception area creates a dramatic entrance to this spacious floor. Using glass partitioning to separate offices, gives people more privacy but the contemporary open plan style is not compromised, a small kitchen is situated on this floor and as with each floor a lockable door gives separation and security. Fully networked with access via floor boxes and wall mounted points.





First Floor

Offices 1,950 sq.ft. (182 sq.m.)

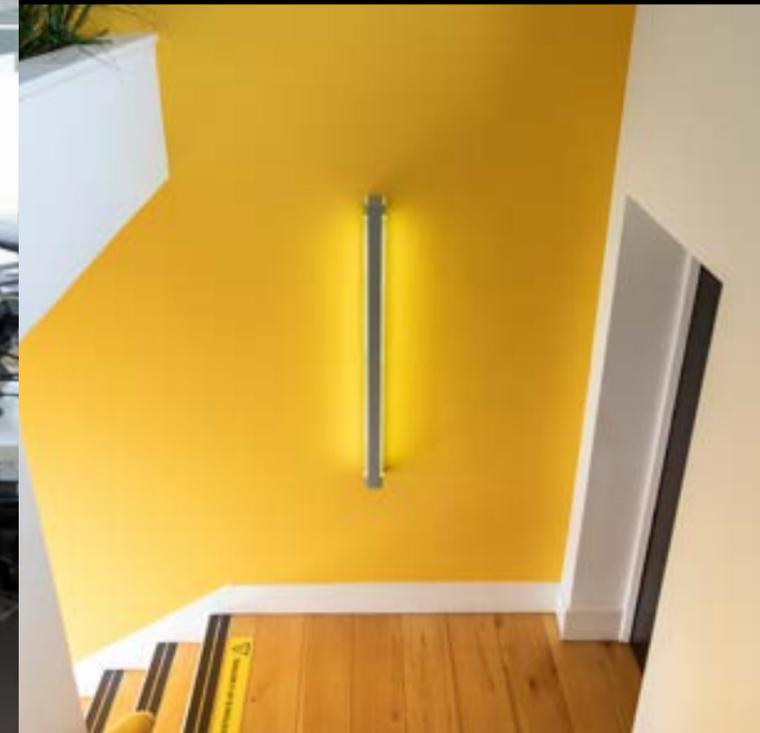
Flooded with daylight from large windows that span the full width of the building and look over the beautiful victorian Summerhill Square this floor offers another well proportioned and open plan working space, on the left of this room is the original Star of David stained glass window from the synagogue built in 1920.

Fully networked with access via floor boxes and wall mounted points. A small kitchen is situated on this floor with sink, storage and fridge. The comms / IT room is also situated on this floor.



Toilets

Two toilets, male and female aswell as a unisex disabled toilet are situated on landings and in the main reception area.





Second Floor

Offices 900 sq.ft. (83 sq.m.)

With stunning lofted ceilings and skylights this floor consists of three large meeting areas, a fully functional kitchen, client toilet and a shower room and a small staff area.

Fully networked with access via floor boxes and wall mounted points.

This is a very lovely space that offers views over the west end of the city and the recently developed Science Central site.





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Summary

- Substantial four storey building.
- Existing tenant in situ but willing to surrender.
- Rental income of **£51,048** per annum till **31-08-24**
- New lease availability on entirety.
- Office also available in part.
- Pleasant aspect over Summerhill Park.
- LED lighting and floor voids.
- Modern open plan layout.
- Private car parking for 14 cars.

Rateable Value

£28,250

EPC

The property has an E rating.

Occupational Lease

There is an existing lease in situ which could be surrendered if tennant is interested in the offices as a whole or in part.

Asking Price

£825,000

Money Laundering

In accordance with 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.

AGENTS NOTES

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