

Offices For Sale / To Let

REF: NE2151

Unit 12 Vance Business Park, Norwood Road, Gateshead NE11 9NE



- Two storey office suite.
- Floor Area circa 1,150 sq.ft. (107 sq.m.)
- Allocated car parking spaces.
- Excellent road links via A1.
- Pleasant Business Park setting.
- RENT £12,000 p.a. or £115,000 TO BUY



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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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 office suite forming part of a pleasant and secluded business park to the west of Newcastle / Gateshead.

The space comprises a communal entrance and toilets with a self-contained ground floor office suite and then stairs up to the other first floor office accommodation.

Accommodation

The property has been measured in accordance with the Code of Measuring Practice;

Ground Floor

Offices circa 549 sq.ft. (51 sq.m.).
W.C.

First Floor

Offices circa 600 sq.ft. (55 sq.m.).
W.C.

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.



Terms

The property is available on either a new lease or to purchase;

Lease Terms; £12,000 per annum on a new FRI lease with terms to be agreed.

Purchase Terms; The property is available to buy for £115,000 on a long leasehold basis. The lease is for a term of 125 years from September 2020.

There is be an estate service charge which covers the upkeep of the communal areas.

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs in the preparation of the lease.

Business Rates

The premises are assessed as follows:

Description	Rateable Value
Offices	£8,200

Rates free incentives available subject to status.



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