

Property Particulars

OFFICE SPACE TO LET

Suites 5&6

Scotswood Road Business Centre

Scotswood Road

Newcastle Upon Tyne

NE4 7AB

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Refurbished office accommodation
- Onsite parking available
- Units from 55.65m²(599ft²) – 102.65m² (1,105ft²)
- EPC Rating D77
- Great roadside visibility
- Rental from £8,000 per annum

SITUATION

The subject property is located on Scotswood Road in Newcastle Upon Tyne, with its frontage highly visible from the road itself. Scotswood Road is located on the western edge of Newcastle City Centre providing fantastic access to the city as well as the A1(M) which is approximately 1 mile from the property. Scotswood Road also provided access to the south side of the River Tyne and the retail hub of the Metrocentre which is 8 minutes away.

DESCRIPTION

The subject property comprises of two refurbished, self contained office suites situated on the second floor of the building. The property benefits from a communal reception with shared W/C facilities as well as allocated onsite car parking. The office units have been refurbished to provide plastered walls, carpeted floors and suspended ceilings with recessed CAT2 lighting.

Unit 5 comprises of 55.65m² (599ft²) of partitioned office accommodation that offers both private kitchen and W/C facilities.

Unit 6 comprises of 102.65m² (1,105ft²) of open plan office space with 2 separate partitioned office/meeting rooms and private kitchen and staff room facilities.

ACCOMMODATION

Unit 5 – 55.65m² (599ft²) - £8,000 per annum

Unit 6 – 102.65m² (1,105ft²) - £14,000 per annum

TERMS

The suites are available by way of a new lease with terms to be negotiated on an Effective Full Repairing and Insuring basis (EFRI).

A service charge will be payable for the maintenance and provision of common areas and facilities.

RATING ASSESSMENT

Rateable value of the premises to be assessed

LEGAL COSTS

The tenant is to be responsible for reasonable landlord legal costs, capped at £750 plus VAT.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

VIEWING

For general enquiries and viewing arrangements please contact sole agents Bradley Hall Chartered Surveyors;

Nicholas Bramwell BSc (Hons)
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0191 232 8080

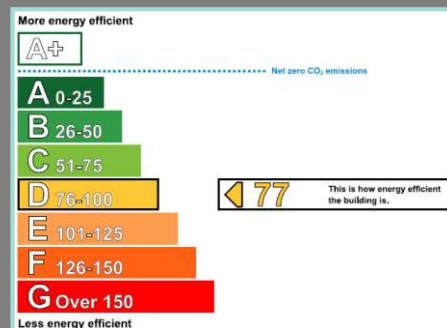
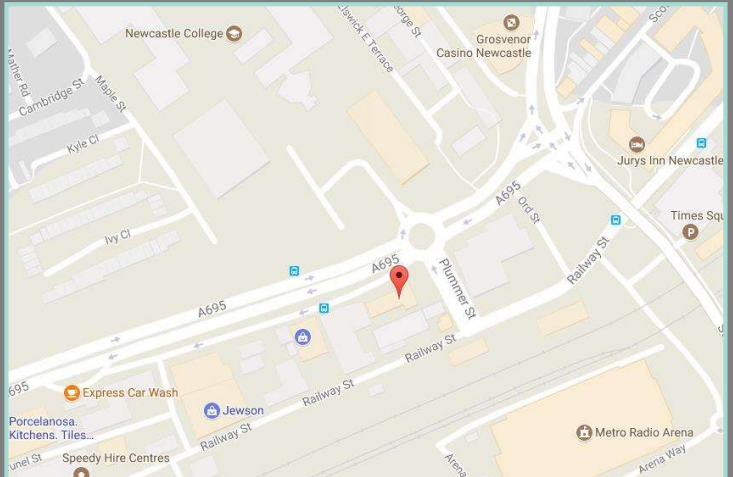
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AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



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- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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