

# Rake House Farm

PROPERTY TYPE

PROPERTY SIZE

PROPERTY LEASE COST

Offices

N/A

POA



Rake House Farm is a unique conversion of traditional stone buildings providing modern open plan office accommodation suitable for a diverse mix of occupiers and includes occupier car parking spaces. The specification of the accommodation offers suspended ceilings, carpets and perimeter trunking. The site is monitored by 24 hour camera surveillance.

## Primary contact

Mark Nouch

Property Manager

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## Key features

- Modern Accomodation
- CCTV
- Good transport links

## Property gallery



## Location

Rake House Farm is prominently located off the A191 at the access to Rake Lane Hospital in North Tyneside. The site is centrally located within North Tyneside, providing excellent access to Whitley Bay, Tynemouth, North Shields and Shiremoor.

The development is in close proximity to the A1058 providing direct access between Newcastle City Centre and Tynemouth. The A19 provides access to Northumberland, Sunderland and Teesside.



## Rent & Accommodation

Unit	Area (sq ft.)	Area (sq. m.)	Rent per annum
8	1066	99.03	POA

## Lease Terms

The properties are available to lease as a whole by way of Effective Full Repairing and Insuring lease for a term of years to be agreed

## Service Charge

A service charge is payable in addition to principle rent

## Business Rates

Interested parties should make their own enquiries direct from the relevant local authority

## VAT

All quoted figures are exclusive of VAT where chargeable

## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with any transaction

## Viewings

### Northumberland Estates

#### **Mark Nouch**

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