

# Office Space To Let

3rd Floor Parsons House, Newcastle Shopping Park, Fossway, Byker, Newcastle upon Tyne, NE6 2UJ

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS

**TO LET** Bradley Hall  
**3rd FLOOR OFFICES**  
Totalling  
737.3m<sup>2</sup> (8,023ft<sup>2</sup>)  
USE CLASS E - FLEXIBLE  
COMMERCIAL USES  
0191 232 8080  
www.bradleyhall.co.uk

**PARSONS  
HOUSE**

- Third floor office space
- Total size of 737.3m<sup>2</sup> (8,023ft<sup>2</sup>)
- Recently refurbished
- EPC Rating D87
- Expansive car parking provisions
- May be suitable for a variety of uses

**Rent from £6.50 per ft<sup>2</sup>**



### LOCATION

The subject property is located above DW Fitness within Newcastle Shopping Park. Newcastle Shopping Park is a popular location with occupiers including TK Maxx, B&M, Asda and Poundland, it is also situated within very close proximity to Shields Road which is the main retail street in Byker.

Newcastle Shopping Park is situated on Fossway, forming part of the A187 and links with the A193 which provides access to Newcastle upon Tyne to the west and the North Tyneside coast via Wallsend to the east. The property is accessible by public transport links with Chillingham Road Metro Station just 0.3 miles away, Byker Metro Station is 0.4 miles away and there are bus stops within 0.1 mile.

The property is situated approximately 1.6 miles from Newcastle upon Tyne city centre, 2 miles from Jesmond and 2 miles from Wallsend.

### DESCRIPTION

The property comprises an open plan office suite which is situated on the 3rd floor and has recently been refurbished. The office suite benefits from a self contained entrance, double aspect windows providing impressive views across the city and expansive car parking facilities.

The office may be suitable for a variety of uses.

### ACCOMMODATION

Third floor                      737.3m<sup>2</sup>                      8,023ft<sup>2</sup>

### EPC RATING

D87



### RATING ASSESSMENT

We have been unable to obtain a current Rateable Value for this property. Interested parties should confirm the current position with the Local Authority.

### TERMS

The office is available by way of a new lease with terms to be agreed from £6.50 per ft<sup>2</sup>.

### 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.

### LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

### MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

### VIEWING

For general enquiries and viewing arrangements please contact Nicholas Bramwell at Bradley Hall.

**Tel:** 0191 232 8080  
**Email:** [nicholas.bramwell@bradleyhall.co.uk](mailto:nicholas.bramwell@bradleyhall.co.uk)

### AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://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](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



### IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 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.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located within 0.1 mile



0.3 miles from Chillingham Road Metro Station  
 0.4 miles from Byker Metro Station



Situated next to A187 and A193



8.5 miles from Newcastle International Airport