

## TO LET

First Floor Office, Wincomblee Road,  
Walker, Newcastle Upon Tyne, NE6 3PJ



## Modern Office Accommodation

5,007 ft<sup>2</sup> (465.15m<sup>2</sup>)

- Overlooking the River Tyne
- Generous on site car parking spaces
- Self-contained first floor offices
- Fully Fitted out with boardroom and other partitioned offices
- Kitchen including fridge & dishwasher

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### Location

The property is located along Walker Riverside. Access is via Wincomblee Road linking to the A186 from White Street approximately 3 miles west of Newcastle City Centre. The offices are the headquarters of the Benbecula Group Plc.

### Description

The property comprises first floor office accommodation which benefits from superb views overlooking the River Tyne.

At first floor level the space is open plan and benefits from excellent natural light, as well as having various meeting rooms ranging in sizes. The unit also benefits from ready to use boardroom conferencing equipment, a fully fitted kitchen, comfort cooling and perimeter trunking. There is also shared access to showers, canteen and outdoor riverside seating. Additional storage accommodation can also potentially be made available.

There is a generous parking allocation which is shared between the occupiers of the building.

### Accommodation

The property comprises the following net internal areas:

	M <sup>2</sup>	Ft <sup>2</sup>
First Floor	465.15	5,007

### Lease

A new flexible lease is available for a term by arrangement.

### Rent

The quoting rent is £75,000 per annum plus VAT. The rent is fully inclusive of the following:

- Rent
- Rates
- Service Charge
- Building Insurance
- All Utilities
- Broadband/Leased Line

### EPC

The property has an EPC rating C (65).

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

### Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0247 686 8555.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

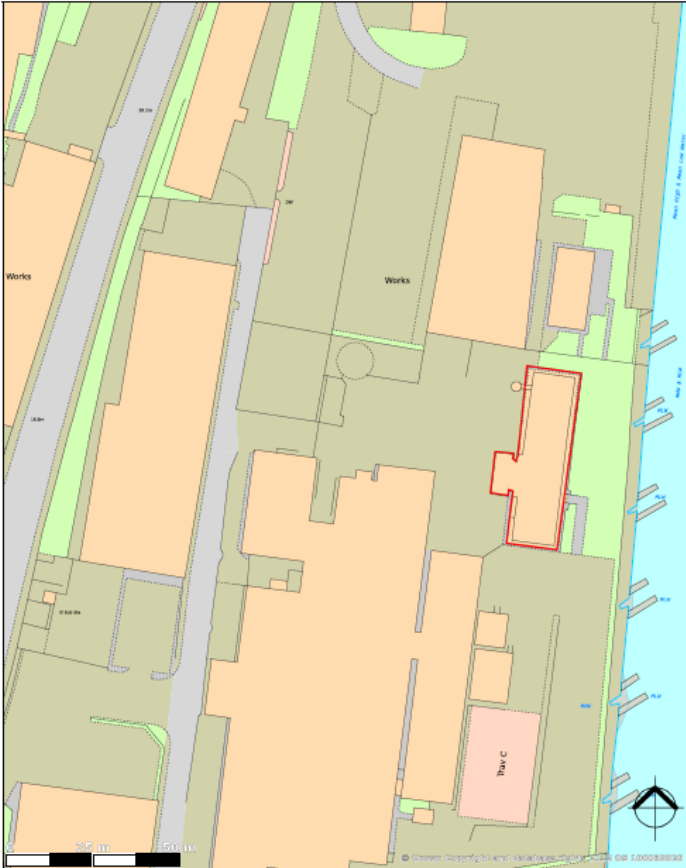
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