

**TO LET**

102 Park View, Whitley Bay, Tyne And Wear,  
NE26 3QL



## Office Accommodation

695 Sq Ft (64.57 Sq M)

- Prime position in Whitley Bay
- Good transport links
- New lease available
- £6,950 per annum

For further information please contact:

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### Location

This property is located in the heart of Whitley Bays high street. The upper floor offices are in a prominent position of Whitley Bay and are in close proximity to other offices and retailers.

Whitley Bay is a popular costal destination and is only a 20 minute drive from Newcastle's City Centre. Whitley Bay metro stop is located a 5 minute walk from the property.

### Description

The property is located on the two upper floors above Leeds Building Society. It is self contained office and has its own private entrance.

The first floor has been divided into 3 smaller office / meeting rooms and has a kitchen area toward the back of the property. The second floor has an additional 3 office/meeting rooms and WC facilities.

The upper floors have an additional entrance/exit at the rear of the property which can be accessed through the kitchen.

### Accommodation

The property has been measured and comprises of the following areas:

	Sq Ft	Sq M
First Floor	456	42.36
Second Floor	239	22.2
<b>Total</b>	<b>695</b>	<b>64.57</b>

### Rent

£10.00 Per Sq Ft

### Service Charge

Available upon application

### EPC

EPC rating of E (116)

### Rateable Value

The rateable value is £4,700 (1 April 2023) making rates payable £6.76 per sq. ft.

### Legal Costs

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

### VAT

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

### 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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.





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