



TO LET

1ST FLOOR, CRAGSIDE HOUSE, HEATON ROAD, NEWCASTLE UPON TYNE, NE6 1SE

- First Floor Office Space
- On-site car parking available
- Specification includes a passenger lift and air-conditioning
- Excellent local amenities
- Suitable for a number of uses subject to Planning Permission

£25,000 PER ANNUM

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	427.26 m ² / 4,599 ft ²
Availability	Immediate Occupation
Rateable Value	£27,500
Service Charge(s)	Available upon request
EPC Rating	D(79)

KEY CONTACT(S)

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LOCATION

The property is situated within the suburb of Heaton, which is located 2 miles east of the city centre in a densely populated area. To the north of the property lies mainly residential properties and to the south, there is a mainly commercial area leading to Shields Road, which is a strong regional shopping centre.

The area is served by the Tyneside Metro system with Byker station lying approximately 250m to the south. The property is situated on the east side of Heaton Road, which connects Stephenson Road (A1058) with Shields Road Bypass (A193), both of which are major routes to the city centre and the Tyne Tunnel 5 miles to the east.

DESCRIPTION

The property comprises a purpose built office building. The first floor provides a combination of open plan and individual offices/meeting rooms. There is a kitchen/staff area and the suite is air conditioned. There is a lift in the common areas and on-site parking is available .

ACCOMMODATION

The property includes the following net internal areas:

Name	M ²	Ft ²
First Floor	424	4,564

TERMS

The property is available to rent at £25,000 per annum on full repairing and insuring terms. All other lease terms are to be agreed by negotiation.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
Office and Premises	£27,500

ANTI-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 tenant.

LEGAL COSTS

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

ENERGY PERFORMANCE

The property has an Energy Performance rating of D(79).

VAT

All figures are exclusive of VAT.

