

TO LET

2nd Floor Offices

**2nd Floor, Cragside House
Heaton Road
Newcastle upon Tyne
NE6 1SE**



- Part air conditioned.
- 4 No parking spaces.
- Passenger lift.
- Disabled WC.
- Total 4,551 sq ft.
- Combination of open plan and individual offices.
- Asking rent £29,000 per annum.

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 second floor provides a combination of open plan and individual offices/meeting rooms. There is a kitchen/staff area and the suite is partially air conditioned. There is a lift in the common areas and there are 4 No parking spaces allocated to the rear of the building

ACCOMMODATION

The accommodation comprises the following approximate areas: -

Offices	422.80 sq m	4,551 sq ft
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TENURE

The property is available via a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £29,000 per annum.

RATING ASSESSMENT

We have made reference to the Valuation Office Agency, and are advised that the property is entered in the 2010 Rating List as follows: -

Second Floor	Office & Premises	£29,000
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LEGAL COSTS

The Tenant is to reimburse the Landlord for all reasonable legal costs on completion of the Lease.

EPC

The property has an energy rating of E. Please refer to the attached certificate.

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.

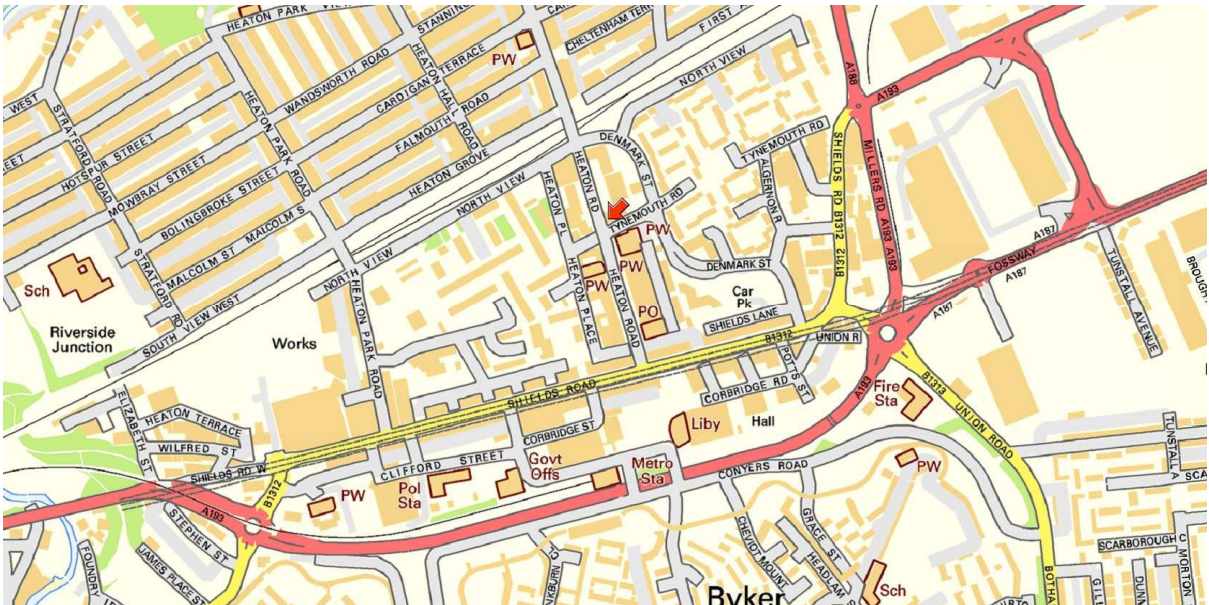
VAT

All figures quoted are exclusive of VAT where chargeable

VIEWING

By appointment through sole agent Johnson Tucker LLP on 0191 269 7890.

SUBJECT TO CONTRACT



Conditions under which these particulars are issued

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