



TO LET

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

- Combinations of open plan and individual offices
- Part air conditioned
- 10 car parking spaces
- Disabled W/C
- Excellent local amenities
- Good internal specification
- Suitable for a number of uses subject to Planning Permission

£35,000/ANNUM

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	376 m ² / 4,046 ft ²
Availability	Immediate Occupation
Rateable Value	£27,250
Service Charge(s)	Available upon request
EPC Rating	D

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 ground floor provides a combination of open plan and individual offices/meeting rooms which are partially air conditioned and built out. There is also a kitchen/staff area and the property provides 10 car parking spaces.

ACCOMMODATION

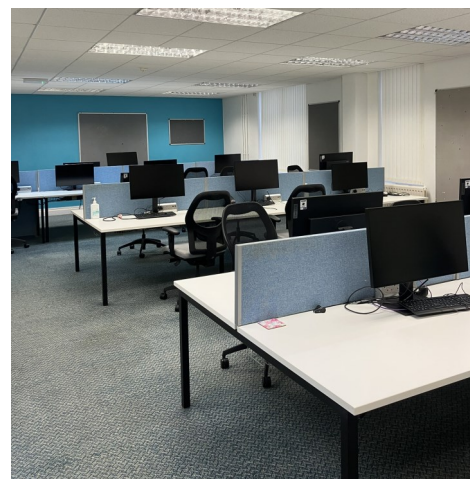
The property includes the following net internal areas:

Name	M ²	Ft ²
Ground floor	376	4,046

TERMS

The property is available to rent at £35,000 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	£27,250

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 Certificate rating of "D".

VAT

All figures are exclusive of VAT.

