

Office Space To Let

Derwent Point, Clasper Way, Swalwell, Gateshead, NE16 3BE

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Well presented office space
- Suites from 2,986ft² to 8,958ft²
- Excellent natural light
- EPC Rating C71
- Available in whole or in part
- Dedicated car parking

Rent from £10.00 per ft²

LOCATION

The subject property is located on Clasper Way in Swalwell. The property is situated within a popular business and leisure location with nearby occupiers including Holiday Inn Express, TGI Friday's, KFC, Sambuca and Travelodge. The property is situated approximately 0.5 miles from Metrocentre and Metro Retail Park.

The property is easily accessible by road being just 250ft from the the A1114, which provides direct access to the A1(M) and the A184 in Gateshead, via the Metrocentre. The A1(M) is 0.5 miles away and the A184 is 2.5 miles away.

Public transport links include Metrocentre Train and Bus Interchange which is less than 1 mile away and there are bus stops within 0.1 mile.

The property is 2 miles east of Blaydon, 2 miles north of Whickham and 5 miles west of Gateshead.

DESCRIPTION

The property is a purpose built detached three storey office building which enjoys the benefit of excellent natural light. The office offers essentially open plan accommodation that can be subdivided to an occupier's requirement. The offices benefit from the following:

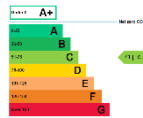
- Raised access floor
- Comfort cooling
- Lift access
- Suspended ceiling with integral lighting
- Male, female and disabled WC's on each floor
- Carpeted floor covering

ACCOMMODATION

Ground floor	277.4m ²	2,986ft ²
First floor	277.4m ²	2,986ft ²
Second floor	277.4m ²	2,986ft ²
Total	832.2m²	8,958ft²

EPC RATING

C71



RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Ground floor	£29,000	£14,471.00
First floor	£29,000	£14,471.00
Second floor	£25,250	£12,599.75

We are advised that the rateable value of the premises as at 1 April 2017 is as above and we have estimated the actual rates payable for the current year above. This is based on the standard Small Business Rate of 49.9p in the pound. However, interested parties should confirm the current position with the Local Authority.

TERMS

The office suites are available in whole or in part, by way of a new lease with terms to be agreed at a rent from £10.00 per ft².

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

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

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall or joint agent Avison Young.

Tel: 0191 232 8080
Email: lucy.mouter@bradleyhall.co.uk

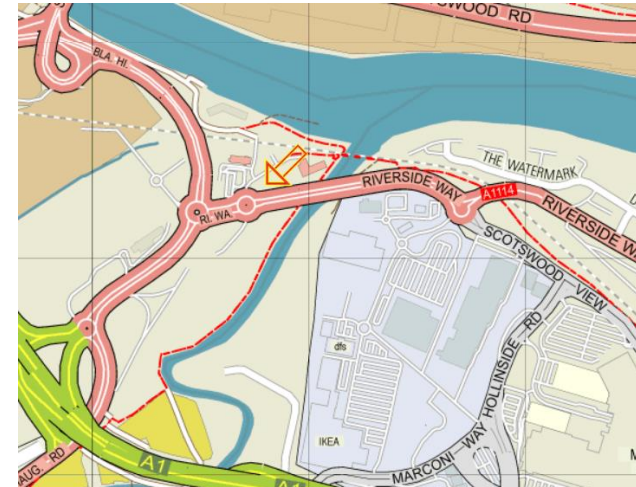
Tel: 0191 2690508
Email: tony.wordsworth@avisonyoung.com

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702
 1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops within 0.1 mile



1 mile from Metrocentre Bus Station



70 yards from A1114
 150 yards from A695
 0.5 miles from A1(M)



7 miles from Newcastle International Airport

