

# To Let (May Consider Sale)

Derwent Point, Swalwell,  
Newcastle upon Tyne, NE16 3BE

## Location

The property is located on the South Bank of the River Tyne adjacent to the Metro Centre Shopping complex in a highly prominent position and enjoys the benefit of excellent access to the A1(M) being approximately ½ mile away. Newcastle City Centre is approximately 4 miles east of the Offices.

## 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 and female WC's on first floor
- Carpeted floor covering

## Accommodation

The property briefly comprises of the following approximate areas:

Floor	Sq ft	Sq m
Ground	2,986	277.40
First	2,986	277.40
Second	2,986	277.40
	<b>8,958</b>	<b>832.20</b>

## Lease Terms

New full repairing and insuring lease by way of service charge for a term of years to be agreed, to incorporate regular rent reviews.

## Rent

£12.50sqft per annum exclusive.

## Business rates

We understand that the property is assessed as follows:

<b>Rateable Value Ground:</b>	£29,000
<b>Rateable Value First:</b>	£29,000
<b>Rateable Value Second:</b>	£25,250

For further information please contact:

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Interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal costs

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

## VAT

Payable on rents and service charges.

## EPC

The Energy Performance Asset Rating is C71. A certificate can be made available.

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## Highlights



Space

**Offers Modern Flexible Office Space**



Parking

**36 Dedicated Spaces**



Location

**Excellent Access to Regional Road Network**



Availability

**Available Whole or on Floor by Floor**



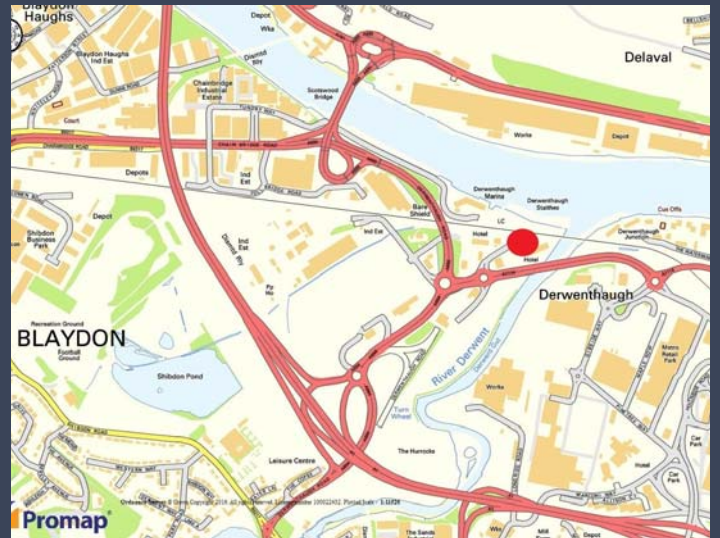
Transport

**Easy access to bus and rail services at metrocentre**



Amenities

**Two hotels located adjacent to the property**



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