

On the instructions of the



Landmark Building For Sale

Carr-Ellison House

William Armstrong Drive, Newcastle upon Tyne NE4 7YA



Carr-Ellison House is an attractive detached four storey brick built office building that sits in a gateway position at the eastern entrance to Newcastle Business Park.



[View Video](#)

Location

Carr-Ellison House is located on Newcastle Business Park, the premier business park for Newcastle.

The Business Park is located immediately south of Scotswood Road (A695), which provides dual carriage access to the A1, approximately 1 mile west and the city centre approximately 1 mile east of the business park.

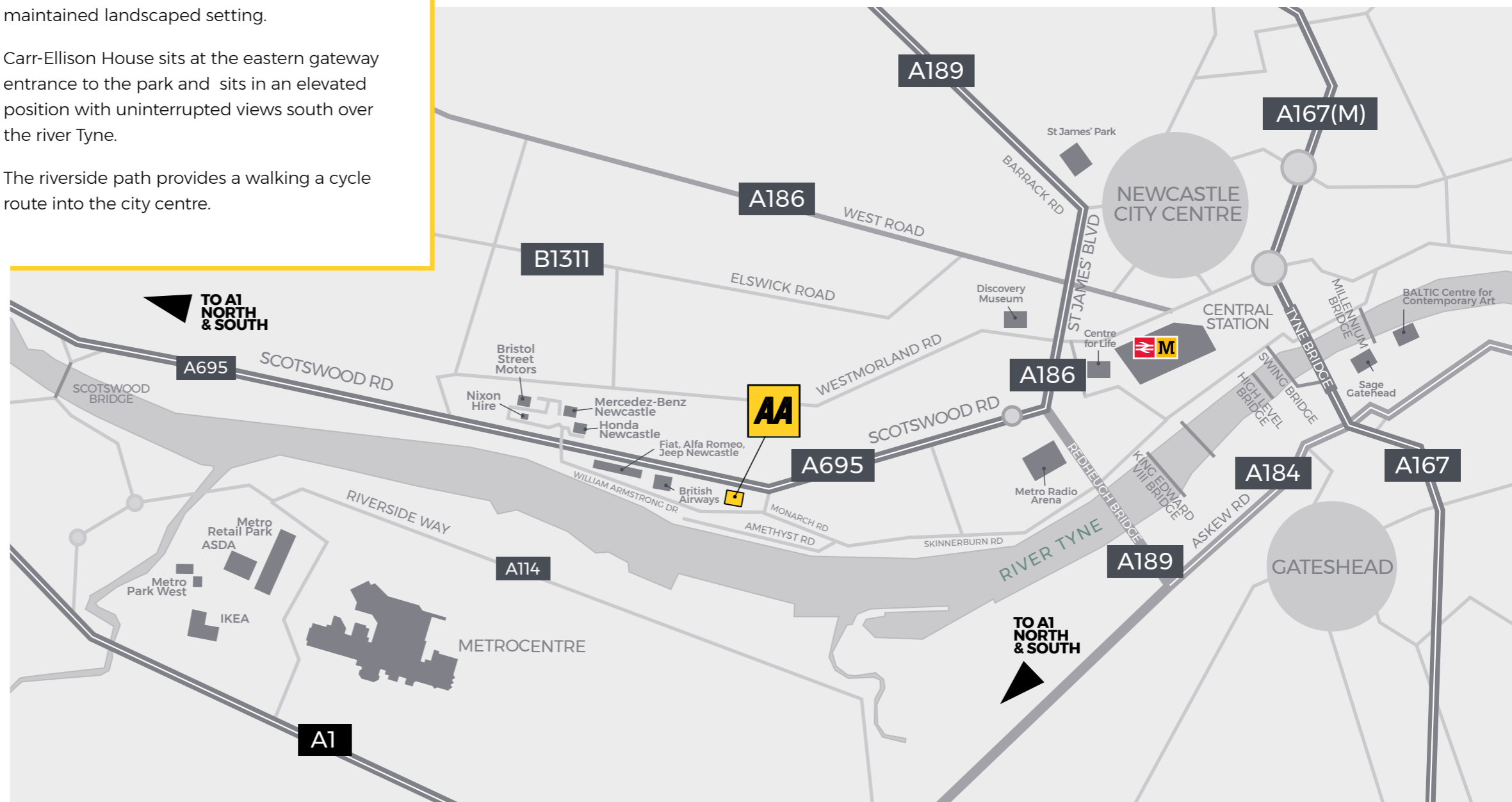
Newcastle International airport is located approximately 8 miles to the North West.

The business park benefits from regular public transport bus services that travel through the park connecting the residential suburbs on the west side of the city with the city centre.

Newcastle Business Park is a long established business location with over 700,000 sq ft of low density office development set in a well maintained landscaped setting.

Carr-Ellison House sits at the eastern gateway entrance to the park and sits in an elevated position with uninterrupted views south over the river Tyne.

The riverside path provides a walking a cycle route into the city centre.



Nearby Occupiers



Newcastle City Centre
(9 mins drive)

River Tyne

Carr-Ellison House

A695 Scotswood Road

A1 North & South
(9 mins drive)

William Armstrong Drive



Description

Carr-Ellison House is an attractive detached four storey brick built office building that sits in a gateway position at the eastern entrance to the business park.

The building benefits from dedicated car parking surrounding the offices with barrier controlled access.



The ground floor reception has recently been refurbished and provides a light and attractive entrance to the building.

Accessed directly off reception is a spacious kitchen and staff restaurant area. The building benefits from three passenger lifts which serves each office level.

The floors have been designed to provide large, open plan clear floor plates that benefit from natural light from all elevations to provide an attractive working environment. WC facilities are provided on each level.



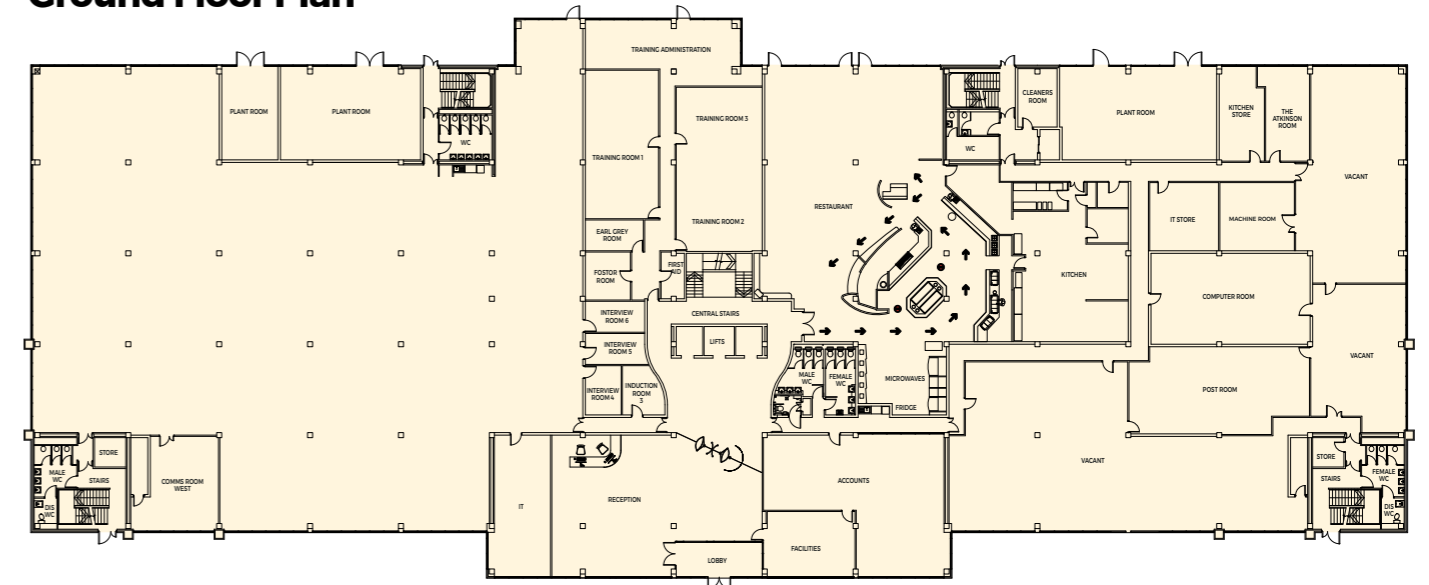


Accommodation

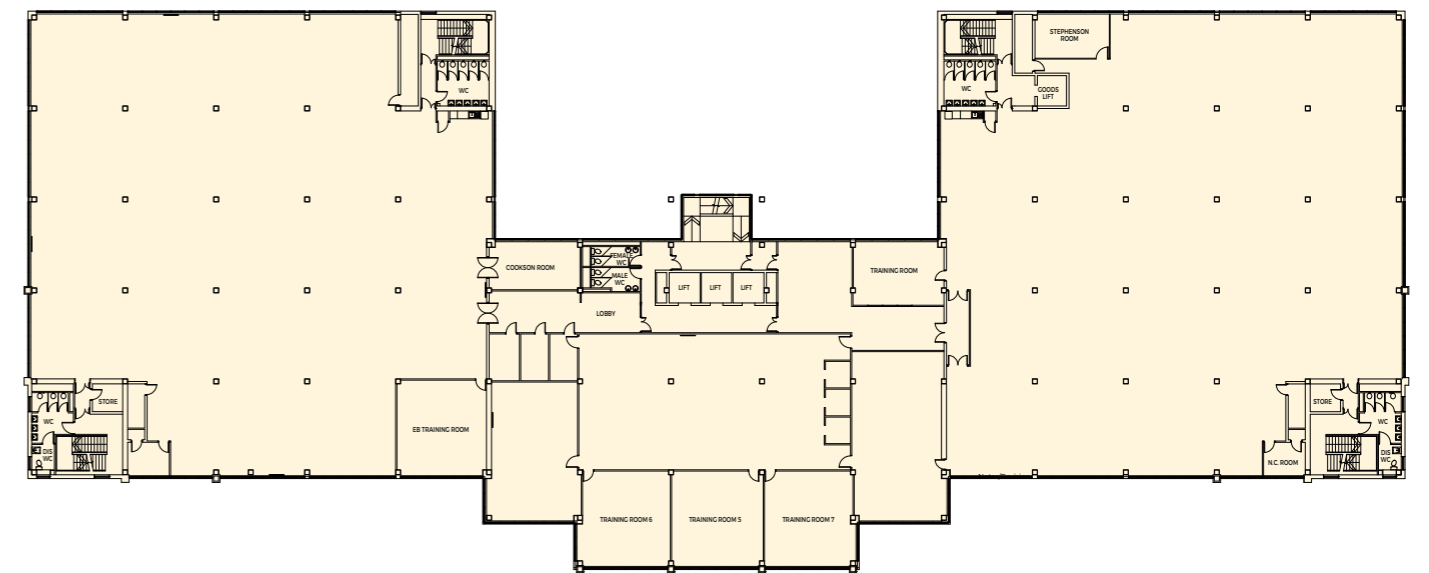
FLOOR	USE	SQ FT	SQ M
GROUND	Office	37,771	3,508.90
FIRST	Office	32,492	3,018.48
SECOND	Office	33,747	3,135.10
THIRD	Office	8,379	778.40
TOTAL		112,389	10,440.88

Car Parking: 400 car parking spaces.

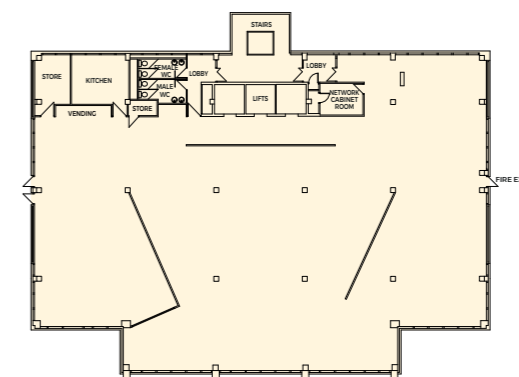
Ground Floor Plan



First and Second Floor Plan



Third Floor Plan



Specification



3 passenger lifts



1 service lift



Perimeter heating



Raised access floor



Air conditioning



LED lighting (to part)



Suspended ceiling



Ground floor kitchen and restaurant facility



Server room with gas protection system



Double glazed windows



EPC

The building has an EPC rating of C65.



Site Area

We calculate that the site has an approximate area of **5.49 acres (2.22 hectares)**.

Tenure

Freehold with full vacant possession.

VAT

VAT payable on the purchase price.

Legal Costs

Each party to pay their own legal costs.

Purchase Price

£5,000,000 exclusive.



Viewing

By appointment with sole agents:

AVISON YOUNG

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