

VICTORIA HOUSE

HAMPSHIRE COURT, NEWCASTLE BUSINESS PARK NE4 7YJ

TO BE
REFURBISHED

SIZES FROM

638 SQM (6,867 SQ FT)

TO 2,828 SQ M (30,439 SQ FT)

**GRADE A
SPECIFICATION
OFFICES**

AVAILABLE SUMMER 2021



DESCRIPTION

Victoria House comprises of a two storey brick built office building beneath a tiled pitched roof, its design sits beautifully with its surrounding buildings in Hampshire Court. The office building offers modern flexible open plan accommodation, with the ability to occupy on a cellular basis if required. The business park benefits from a high level of CCTV and security patrols.

Victoria House forms part of Hampshire Court which is located on Newcastle Business Park.

The Park is well established with over 700,00 sq ft of low density office buildings, set within a stunning landscaped environment with superb views of the River Tyne.

Occupiers within the park include:

- AA
- Telefonica UK Ltd
- PB
- British Airways
- Sergo
- Faithful+Gould
- Environmental Agency

A river side path links the park to the city centre which is within walking and cycling distance.

ACCOMMODATION

The accommodation comprises of the following approximate areas:

| FLOOR | SQ M | SQ FT |
|------------------------|--------------|---------------|
| Ground Floor Reception | 37 | 398 |
| Ground Floor West | 733 | 7,890 |
| Ground Floor East | 638 | 6,867 |
| First Floor West | 757 | 8,148 |
| First Floor East | 663 | 7,136 |
| TOTAL | 2,828 | 30,439 |



SPECIFICATION

- VRF Air Conditioning
- Raised access floor
– floor boxes 1 per 10 sq m
- New suspended ceiling
- L.E.D Lighting
- Carpeted floor coverings
- Refurbished lift car
- High quality male, female and disabled WC's
- Refurbished common parts
- Automated sliding doors to front and rear entrances
- Elegantly designed entrance lobby

TENURE

New full repairing and insuring lease available with regular rent reviews.

RENT

On application.

RATEABLE VALUE

To be reassessed.

CAR PARKING

100 car parking spaces.

EPC

The property has an EPC rating of B(50).





FOR FURTHER INFORMATION OR AN APPOINTMENT TO VIEW PLEASE CONTACT THE LETTING AGENTS.

**AVISON
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