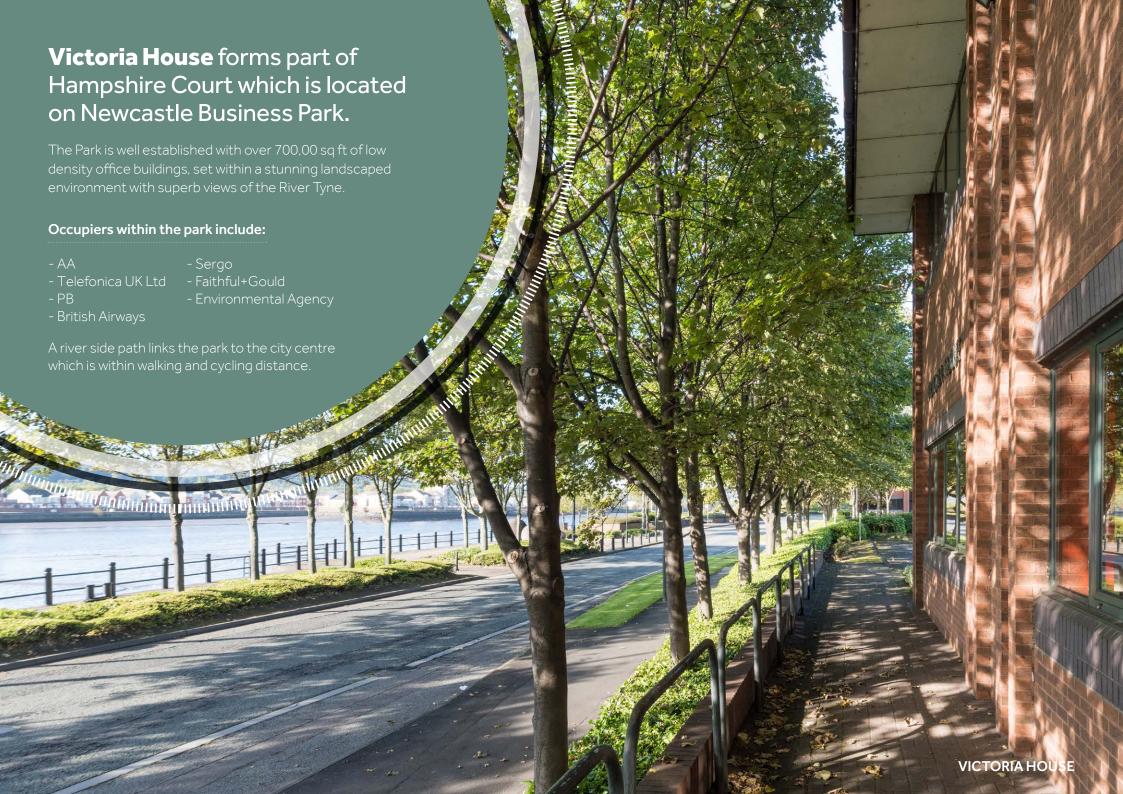
# VICTORIA HOUSE

HAMPSHIRE COURT, NEWCASTLE BUSINESS PARK NE4 7YJ

TO BE REFURBISHED







#### **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 floorfloor 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).













Misrepresentation Act 1987. All negotiations are subject to contract. The agents are not authorised to make or accept any contractual offer unless prior written notification to the contrary has been given on behalf of the client. In no other case whatsoever are the agents (or any partner, employee or sub-agent) authorised to make or give any representation or warranty on behalf of any party, and whilst information and particulars are given in all good faith intending purchasers and lessees must satisfy themselves independently as to the accuracy of all matters upon which they intend to reply. October 2020.

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



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