

Carr Ellison House

William Armstrong Drive, Newcastle upon Tyne, NE4 7YA



Key Highlights

- Prime Edge of City Centre redevelopment opportunity
- Existing Office building of 10,440.88m² (112,389 sq ft)
- Occupying a site of 2.22 hectares (5.49 acres)
- 400 car parking spaces
- Suitable for a range of alternative uses, subject to planning
- Available with Full Vacant Possession

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Location

Carr Ellison House is located on Newcastle Business Park located immediately south of Scotswood Road (A595) dual carriage way, approximately 1 mile west of the City Centre and approximately 1 mile east of the A1. Scotswood Road is one of the main arterial routes into the City Centre.

Newcastle International Airport is located approximately 8 miles to the north west, with Central Station located approximately 2 miles to the North East.

Newcastle Business Park

Newcastle Business Park has been long established and provides over 700,000 sq ft of low density office accommodation on the northern bank of the River Tyne, set within a well maintained landscaped setting. The subject site occupies an elevated position at the gateway to the park, with commanding south facing views across the river.

The location is well supported by public transport, with regular bus services travelling through the park and connecting residential suburbs to the west of the City to the City Centre. Furthermore, the Park sits on a river side pedestrian and cycle route connecting it with the City Centre and beyond to the Quayside and Ouseburn Valley.

Opportunity

We are instructed to offer the freehold interest in the building For Sale with full vacant possession.

Carr Ellison House occupies a significant high profile site extending to 2.22 ha (5.49 acres) which may continue in its existing office use as described below or be suitable for arrange of alternative uses, subject to planning, including:

- Urban Logistics
- Trade Counter
- Builders Merchants
- Motor Trade
- Healthcare
- Residential

Description

Carr Ellison House comprises a detached four storey brick built office building occupying a gateway site to Newcastle Business Park and occupying a level site with access from William Armstrong Drive.

Accommodation

The building has been refurbished in part with a new ground floor reception area, spacious kitchen and staff restaurant area with the upper floors presented mostly in open plan.

The building offers the following accommodation:

Floor	Size (sq ft)	Size (sq m)
Ground	37,771	3,508.90
First	32,492	3,018.48
Second	33,747	3,135.10
Third	8,379	778.40
TOTAL	112,389	10,440.88

The site provides c 400 car parking spaces

Planning

The property currently has consent for Office Use under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties are encouraged to make their own enquires as to the potential for any alternative use.

Estate Charge

The Estate Charge is currently running at £0.88 sq ft.

Tenure

Freehold with full Vacant Possession

Energy Performance Certificate

The property has an EPC Rating of D82.

VAT

All references to rent are deemed to be exclusive of VAT unless expressly stated otherwise.

Legal Costs

Each party will be liable for their own legal costs for any transaction which occurs.

Purchase Price

We are instructed to seek offers for the freehold title.

SUBJECT TO CONTRACT

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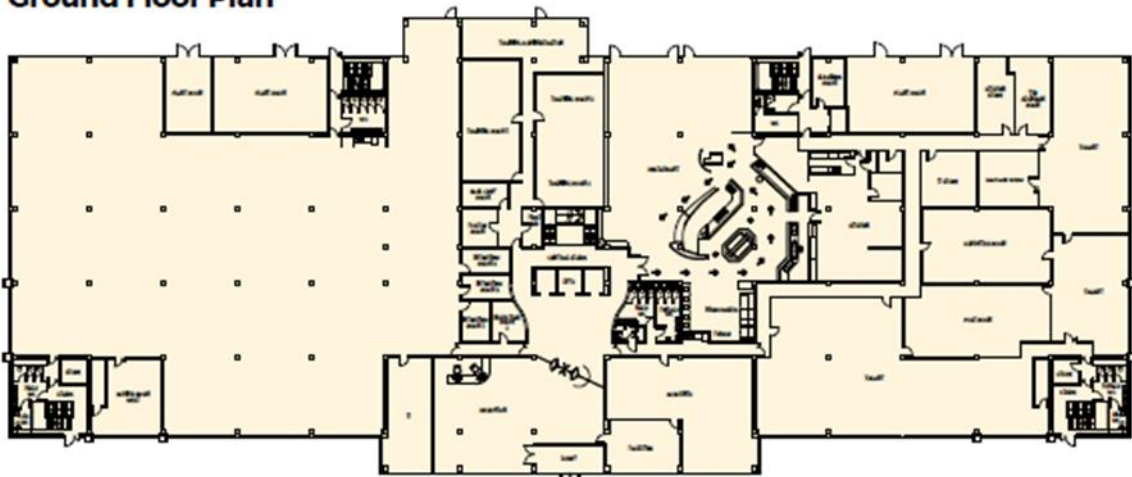
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Ground Floor Plan

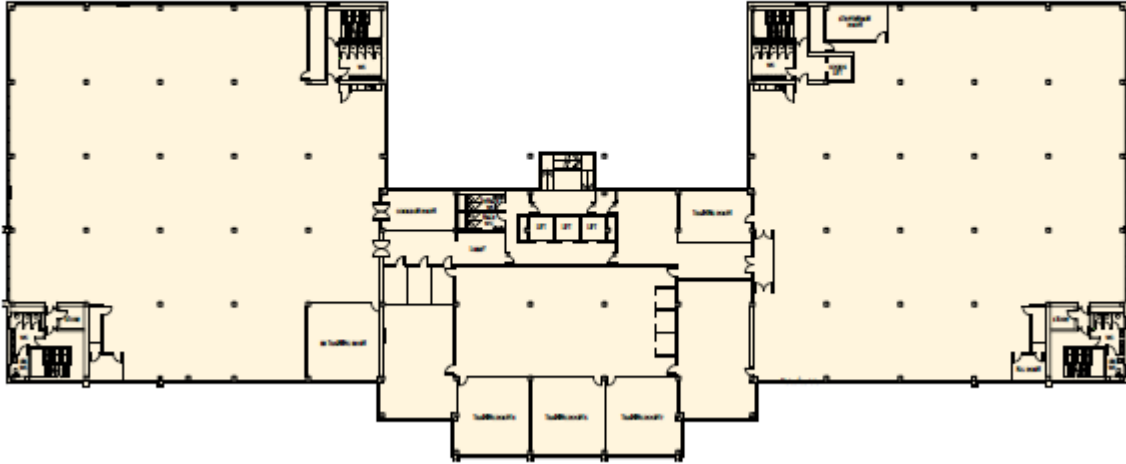


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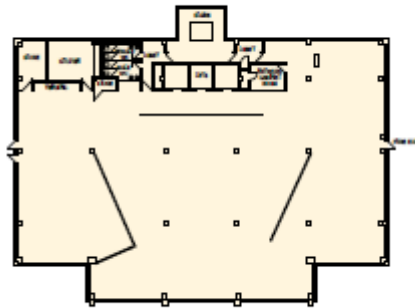
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First and Second Floor Plan



Third Floor Plan



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