



Self-Contained Studio/Office Premises

3,307 Sq Ft (307.22 Sq M)

- Traditional features throughout
- Private car park with approximately 11 car parking spaces
- Enclosed yard/break out area
- Close to good public transport links

For further information please contact:

Jessica Ross

E: jessica@naylorsgavinblack.co.uk

T: 07702528881

Ellie Combe

E: ellie.combe@naylorsgavinblack.co.uk

T: 07544655575

Second Floor

One Strawberry Lane

Newcastle upon Tyne

NE1 4BX

Tel: +44 (0)191 232 7030

Naylorsgavinblack.co.uk

TO LET / FOR SALE

Point 5/New Eden House, Fletcher Road,
Gateshead, Tyne and Wear, NE8 2ET

Location

Point 5 is located on Fletcher Road in Gateshead, on the site of the former Greenfield Railway Works. The immediate surrounding area has seen a significant redevelopment, dominated by the adjacent Ochre Yards, a residential development of over 600 units, developed in phases over the last 8 years.

The main access to the property is via a one way system which runs along High Level Road and through the Ochre Yards development.

The property benefits from great public transport links including Gateshead Bus and Metro Interchange reached within a 8 minute walk. Pedestrian access to Newcastle Central Station and Gateshead Quays is also good, both of which being within a 15 minute walk.

There is a healthy level of local amenities in the surrounding area, including the Trinity Square shopping centre (10 mins walk) and the recently refurbished railway arches on Wellington Street (2 min walk).

Description

Point 5 is a former railway building dating from 1800's which was comprehensively refurbished in 2008. The property comprises a two-storey self contained office with a private car park for approximately 11 cars and enclosed outdoor space to the East of the property. The building is of stone construction under a pitched slate roof. The entrance is positioned in the centre of the building and is accessed via a single entry door.

The accommodation is set out over ground and first floor and benefits from a feature open staircase, offering a centre piece to the building. The ground floor has one meeting room located in a central position, off the reception, whilst there is a larger segregated office to the south. The first floor is entirely open plan. There are kitchen facilities located on First floor whilst a ground level there are male & female WC's and a shower room.

General specification includes:

- VRF cooling system incorporate ceiling mounted cassette units
- Suspended LG7 lighting
- Perimeter radiators (has fired system)
- Perimeter data and power (trunking)
- Solid timber floors
- Exposed roof trusses
- Male, female and accessible WCs
- On site parking

TO LET / FOR SALE

Point 5/New Eden House, Fletcher Road,
 Gateshead, Tyne and Wear, NE8 2ET

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Ground Floor	1,708	158.67
First Floor	1,599	148.55
Total	3,307	307.22

Rent

The property is available to let on FRI basis at a rent of £18.50 Per Sq Ft.

Price

Freehold - £550,000

EPC

The property has an EPC rating of C (63).

Rateable Value

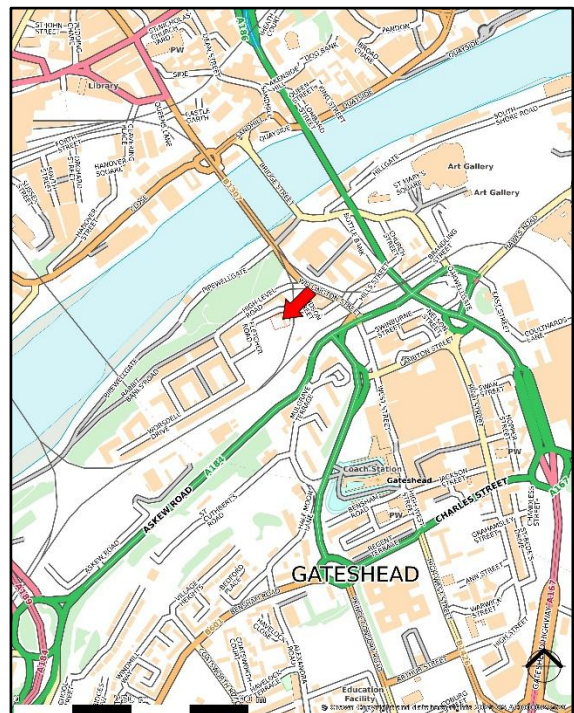
According to the VOA (2023 List) the property has a Rateable Value of £42,000.

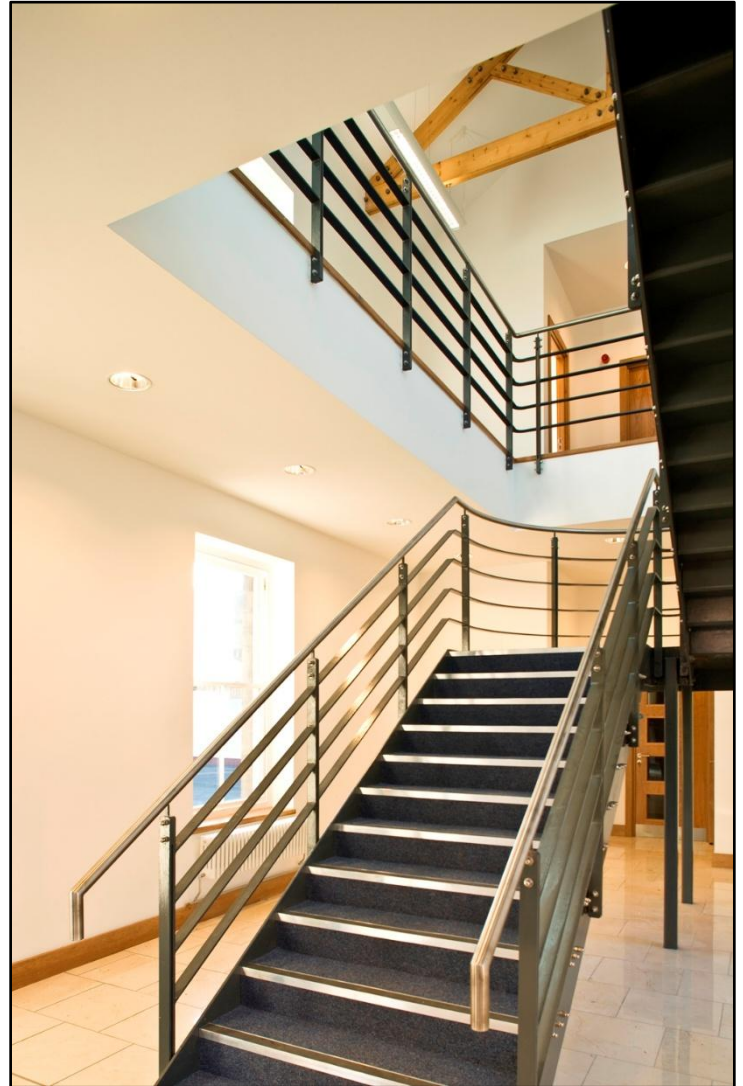
Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.





Pictures taken in 2018

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order