



Sanderson  
Weatherall

# OFFICES TO LET



Former Sage HQ Building, North Park Avenue, Newcastle upon Tyne NE13 9AA

[sw.co.uk](http://sw.co.uk)



Headquarter Building  
Up to 227,095 sq ft  
Rent £5.95 per sq ft exclusive  
Subject to Contract

### Location

The subject property is located on the northern side of North Park Avenue, forming part of the wider Newcastle Great Park development, a mixed commercial and residential development, located a short distance north west of Gosforth.

Newcastle Great Park is located approximately 4 kilometres (2 miles) north west of Gosforth and 7 kilometres (4 miles) north west of Newcastle upon Tyne city centre.

The property benefits from good road communications, being situated immediately west of the A1, providing access to both the regional and national road networks. The property is also located within close proximity of other key arterial routes, including Great North Road which provides direct access to Gosforth to the south, as well as Newcastle city centre thereafter.

### Description

The subject property comprises a purpose-built headquarters style office building, constructed in the early 2000s, arranged over ground and three upper floors, extending to 21,096.91 sq m (227,095 sq ft), comprising 6 separate blocks arranged off a centrally located glazed atrium.

Internally, the property predominantly provides open plan office accommodation, alongside some cellular space, including post room, meeting rooms and training rooms, in addition to a large reception area, full height atrium, storage facilities and cafeteria with cold, dry and freezer stores. Male, female and disabled WCs are provided, in addition to shower facilities. The upper floors are accessed by way of passenger lifts and stairwells, with goods lift access also provided.

### Term

The accommodation is available by way of a new effective Full Repairing and Insuring lease for a term of years at £5.95 per sq ft exclusive.

### Energy Performance Certificate

The property is currently EPC exempt. An EPC will be required prior to occupation which the landlord will put in place.

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

### Rates

Prospective tenants are advised to contact Newcastle City Council Rates Department for confirmation of rates payable.

### VAT

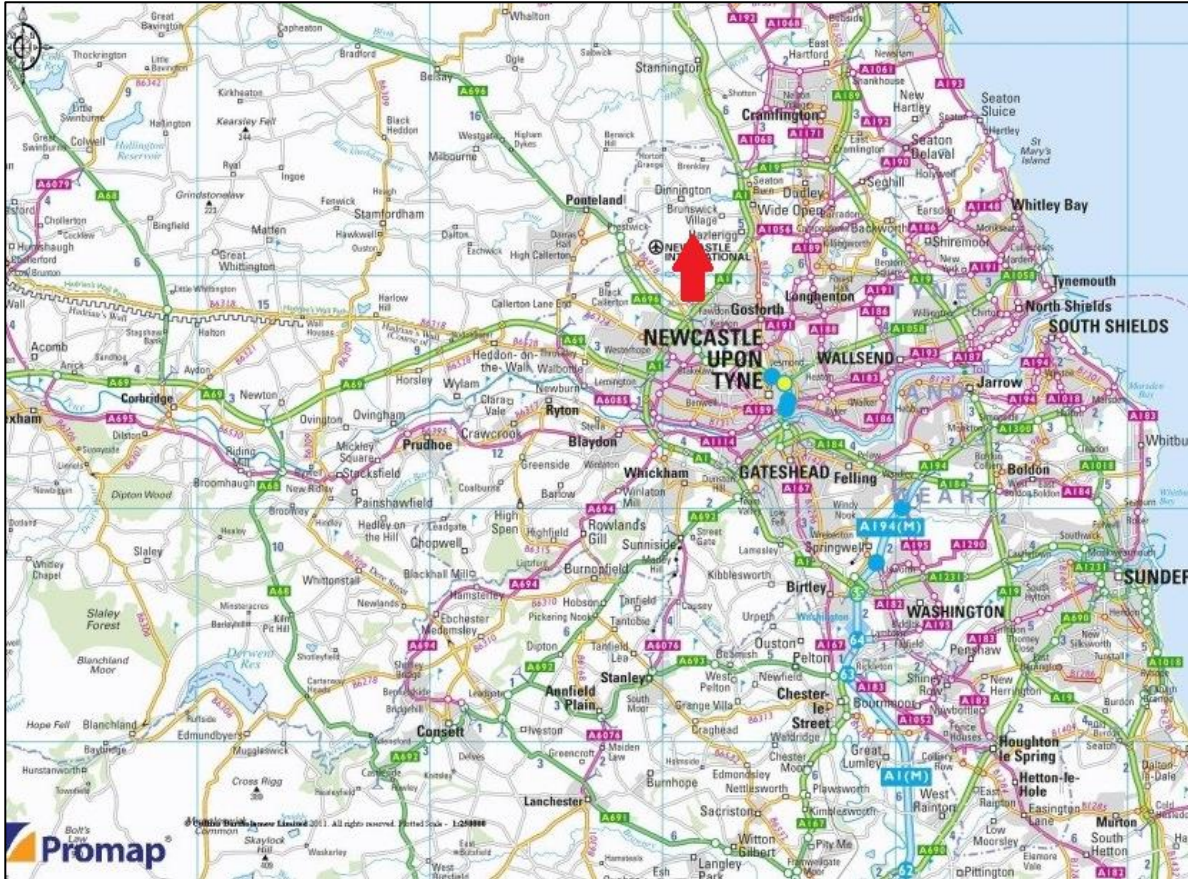
All prices are quoted exclusive of VAT.



## Accommodation

We understand that the property provides the following approximate net internal areas (NIA):

Description	Approximate Net Internal Floor Area	
	m <sup>2</sup>	sq ft
Ground Floor - Office	5,674.71	61,084
Ground Floor - Atrium	1,001.80	10,784
Ground Floor - Internal Storage	406.40	4,375
Ground Floor - External Storage	119.00	1,281
First Floor - Office	5,469.50	58,875
First Floor - Internal Storage	172.20	1,854
Second Floor Office	5,543.00	59,667
Second Floor - Internal Storage	194.30	2,092
Third Floor - Office	2,312.70	24,895
Third Floor - Internal Storage	203.30	2,188
	21,096.91	227,095



Viewings and further information  
Strictly by prior appointment with the agents:

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