

Office Suites To Let

1A & 1B Metro Centre East Business Park, Waterside Drive, Gateshead, NE11 9HU

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Office suites to let
- Suites from 1,272ft²
- Established business park location

- EPC Rating C62
- Within close proximity to the A1(M)
- May be suitable for a variety of uses within use class E

Rent from £12,750 per annum

LOCATION

The subject property is located within Metro Centre East Business Park on Waterside Drive in Gateshead. Metro Centre East Business Park is a niche business park situated just 0.6 miles from Metro Centre and has occupiers including IT Professional Service and DVSA Test Centre. The business park is adjacent to Metro Centre Auto World and Dunston Industrial Estate.

The business park is accessed by Wellington Road which links with Dunston Road and in turn the A1(M) which is just 0.6 miles away. Metro Centre Train station is 0.7 miles away and provides direct access into Newcastle city centre.

DESCRIPTION

The subject property comprises a detached office building which is arranged over ground and first floor.

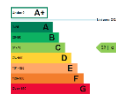
There is currently a ground floor suite and a first floor suite available. The office suites comprise of a large open plan area with additional storage space and both suites benefit from WC toilet facilities. The property is well fitted with carpeted flooring throughout, suspended ceilings, recessed CAT II lighting. The property also benefits from allocated parking spaces, with each suite having 7 spaces each.

ACCOMMODATION

| | | |
|-----------------|----------------------|----------------------|
| First Floor 1a | 124.77m ² | 1,343ft ² |
| Ground Floor 1b | 118.17m ² | 1,272ft ² |

EPC RATING

C62



MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

RATING ASSESSMENT

| Description | RV | Estimated Rates Payable |
|-----------------|---------|-------------------------|
| First Floor 1a | £12,750 | £6,362.25 |
| Ground Floor 1b | £11,750 | £5,863.25 |

We are advised that the rateable value of the premises as at 1 April 2017 is as above and we have estimated the actual rates payable for the current year above. This is based on the standard Small Business Rate of 49.9p in the pound. However, interested parties should confirm the current position with the Local Authority.

TERMS

The suites are available by way of a new lease with terms to be agreed from £12,750 (Twelve Thousand Seven Hundred and Fifty Pounds) per annum.

First Floor 1a - £13,500 per annum
 Ground Floor 1b - £12,750 per annum

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080
Email: newcastle@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but 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.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702
 1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located within 0.3 miles



0.7 miles from Metro Centre Train Station



0.6 miles from A1(M)



9 miles from Newcastle International Airport

