

Modern Office for Sale

1,010.5 sq m (10,877 sq ft) approx.

Offers over £1.5m



Picture House, Queens Park, Team Valley, Gateshead NE11 0NX

Self-contained contemporary detached offices over two floors in a landscape setting with good provision of dedicated parking. Excellent location and communications.

JK PROPERTY
CONSULTANTS

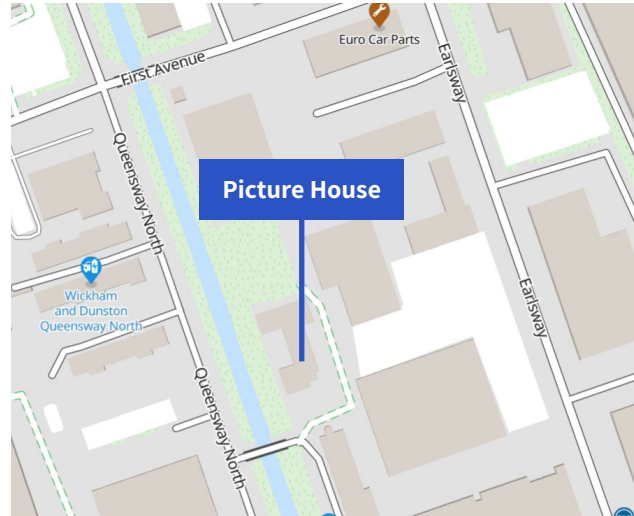
Location

Picture House has excellent accessibility to the A1 Western Bypass with transport links to Newcastle upon Tyne, Gateshead and the wider regional conurbation.

Bus services link with Gateshead Interchange and the Tyne and Wear Metro providing an efficient public transport for visitors and staff.

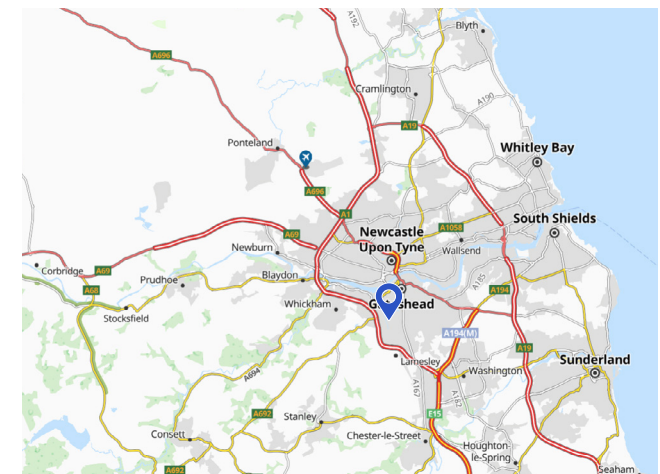
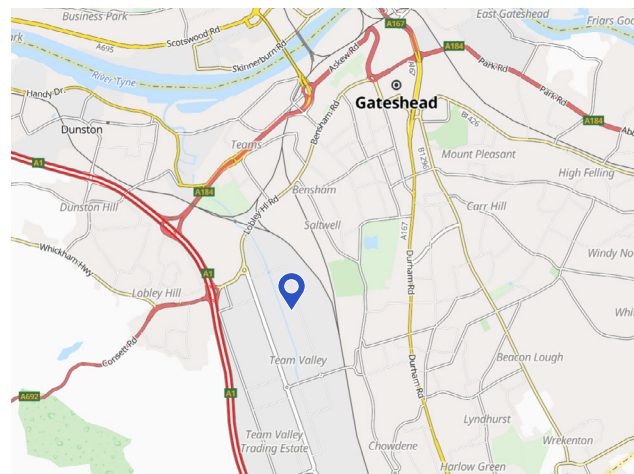
Picture House is accessed from Queensway, Team Valley, one of the U.K.'s most successful commercial mixed-use business locations making an ideal setting for an occupier.

Just a few minutes away are retail and leisure amenities at Maingate to the north of Team Valley providing retail, office, hotel, leisure and restaurant facilities close by with occupiers Regis, HSBC, Greggs, O'Brien's, Finlay's Newsagents, Bathstore FX Leisure Gym and the Premier Inn. To the south of Team Valley is Retail World a retail park with retailers M & S Food, Boots, Valley Parade Halfords, Wrens Kitchen, TK Maxx and decahlon.



In a convenient location for access to local amenities, travel time by car is approximately:

- 1 minute** Maingate retail and leisure facilities
- 2 minutes** A1 Western Bypass
- 3 minutes** Sainsbury's
Retail World retail park
- 5 minutes** MetroCentre
- 7 minutes** Newcastle upon Tyne city centre
Newcastle upon Tyne Central Station,
East Coast Mainline
- 15 minutes** Newcastle International Airport
Durham and Sunderland City Centres



About Picture House

Picture House, built in the 1930's, as a cinema providing leisure and welfare facilities for the workers of Queens Park, then an engineering and manufacturing complex of buildings.

Refurbished in about 2006, providing stunning office accommodation and high quality finishes both internally and externally making the Picture House attractive and a self-contained headquarter style building.

Picture House provides open plan accommodation with meeting rooms and offices and a Mezzanine floor and open balcony. There are prestigious reception area, lavatory facilities, kitchen and staff facilities are also provided.

This purchase provides an excellent opportunity for the buyer to adapt the building to meet operations, brand identity, and achieve sustainability and net zero carbon in the near future.



Accommodation

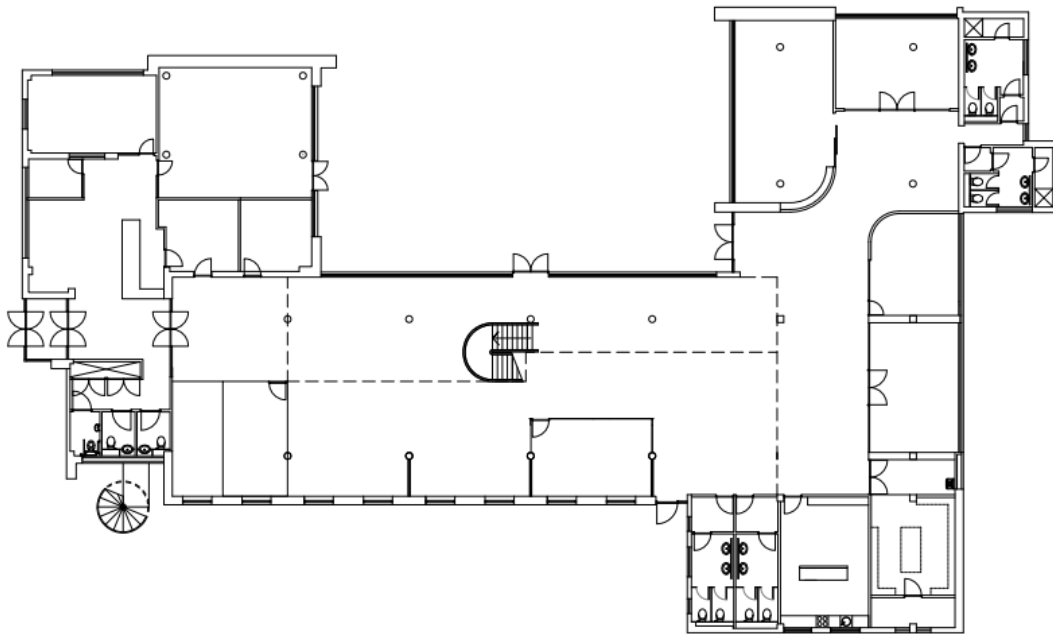
Approx	Sq m	Sq ft
Ground Floor	785.18	8,452
Mezzanine	225.33	2,425
Total Net Internal Area	1,010.5	10,877

Specification

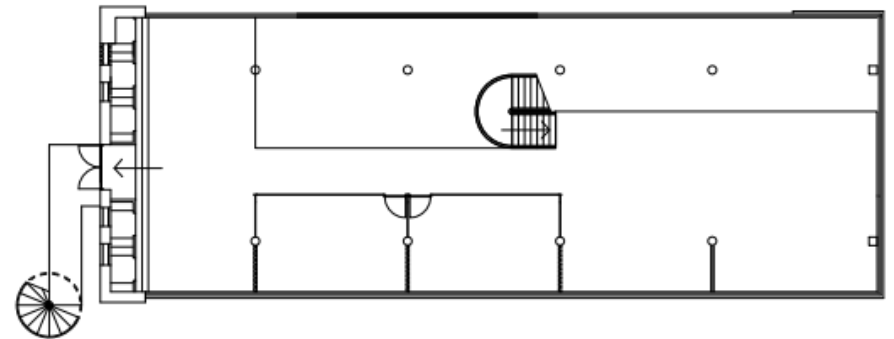
- Detached self-contained building
- Contemporary mezzanine floor
- Flexible open plan floor plates
- Tinted double glazing with window blinds
- Gas central heating (new boiler)
- Comfort cooling
- Attractive landscape gardens
- Featured lighting
- Raised access floors
- Modern kitchen and staff area
- High quality reception area
- High quality WC's and shower room
- Attractive glazed meeting rooms
- Generous dedicated car parking
- Expansion land

Floor Plans

Ground Floor



Mezzanine



Further Details

Watch Virtual Tour

Tenure

Lease from 12 July 2010 to 3 October 2131 at a peppercorn rent and estate service charge.

Use

Offices (Class B1), with ancillary training and meeting rooms.

Car Parking

37 designated, plus 6 additional and 18 grasscrete.

Energy Performance Certificate

Band C (full report is available on request)

Capital Allowances

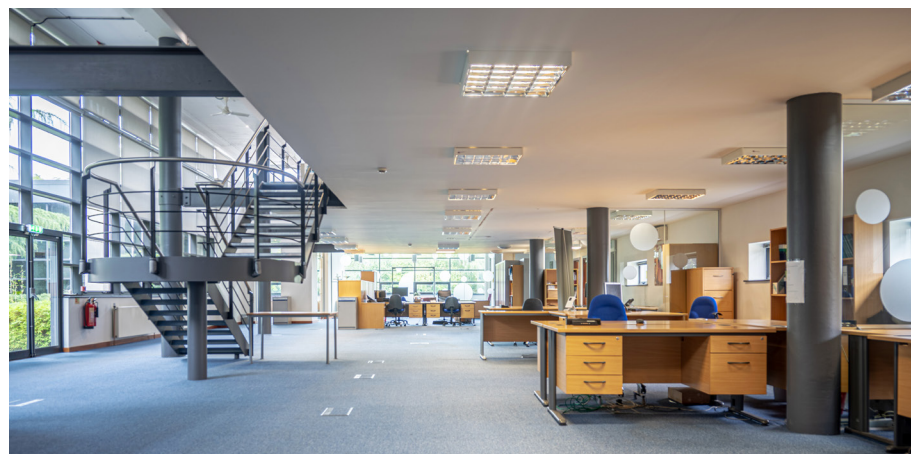
Further advice to be provided.

Value-Added Tax

The sale of the property will be subject to VAT.

Money Laundering Regulations

To comply with the UK government Money Laundering Directive due diligence will be required on a company or individual(s) intending to take a lease for the subject property.



For Further Information and Inspection Please Contact Us:



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