

**AVISON
YOUNG**

Front Street, Longbenton, Newcastle Upon Tyne, NE7 7TZ

Office To Let | £12 - £20 per sq ft | 1,248 to 9,435 sq ft

Office To Let, Newcastle Upon Tyne



Key Points

- Mix of cellular and open plan office space
- Kitchen facilities
- Suspended ceiling with Cat 2 lighting
- Perimeter trunking
- Demised car parking
- 3 miles to Newcastle city centre
- Metro and Bus services at Four Lane Ends
- Security System
- Close to local amenities

Local Authority

North Tyneside

Description

Park View House provides refurbished office space on the 1st and 3rd floors of the property. The suites are easily accessed via a communal entrance, through a reception area, and benefits from male and female toilets for the floor. Both suites benefit from private kitchen facilities, Cat 2 lighting, perimeter trunking, and are fully carpeted.

Location

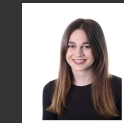
Park View House is situated on Front Street, Longbenton, located approximately 3 miles north east of Newcastle City Centre. The location is a prominent position just off Whitley Road, giving excellent road links to the city centre.

This excellent road link is complemented by Four Lane Ends transport hub. The ample car parking, as well as the main metro station and bus station provides access throughout Tyne and Wear. Plus, Newcastle's International Airport and Newcastle's Central railway station are both within easy access.

Summary

- Rent: £12 - £20 per sq ft
- Business rates: Front Suite: RV - £13,750, UBR - £0.499, Rates Payable - £6,861 Rear Suite: RV - £16,000, UBR - £0.499, Rates Payable - £7,984
- VAT: VAT will not be charged on Rent and Service Charge
- Legal fees: Each party to bear their own costs. Each party is to be responsible for their own legal costs.
- EPC: D
- Lease: New Lease

Contact & Viewings



Megan Cooper
0191 269 0066 | 07823 552 237
megan.cooper@avisonyoung.com



Adam Lawson
0191 269 0064 | 07825 113 277
adam.lawson@avisonyoung.com

Accommodation

Name	sq ft	sq m	Availability
Suite - 1st Rear	2,558	237.65	Let
Ground - Front Suite	1,866	173.36	Coming Soon
Ground - Rear Suite	2,284	212.19	Coming Soon
3rd - Suite 1	2,558	237.65	Available
3rd - Suite 2	1,248	115.94	Available
Total	10,514	976.79	

