

Ground Floor Office Suites

To Let

Newburn

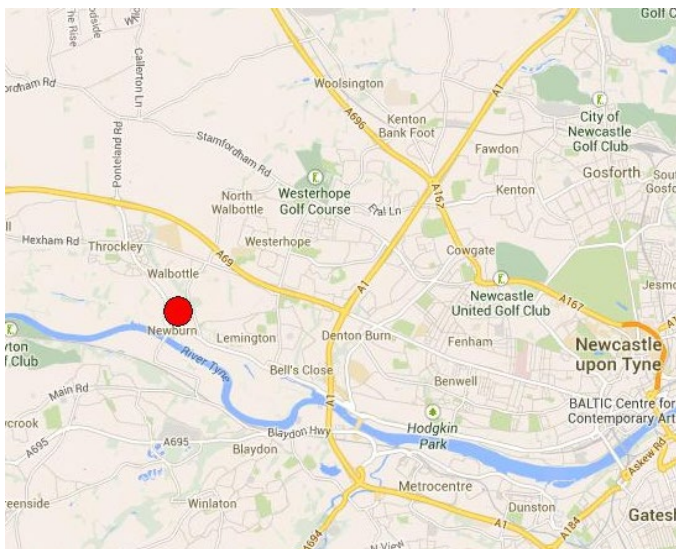
929 Sq Ft (86.31 Sq M)

Suite 8, Walker Davison House, Newburn,
Tyne and Wear, NE15 8LN

LOCATION

Newburn is a historic village in Tyne and Wear and is a popular business location owing to its proximity to the A1 and A69. Newcastle upon Tyne, the North East's Regional Capital, lies 4 miles to the east and Gateshead's Metro Centre is also just a 5 minute drive away. Station Road provides most of the amenities to the village and there is a regular bus service providing a connection to nearby business parks and to Newcastle City Centre.

Walker Davison House is situated at the south of High Street, in a highly visible position. The property is also home to Knights By The Burn Coffee House, rated number 11 out of 847 restaurants in Newcastle on Trip Advisor.



DESCRIPTION

The suite is located on the first floor of a characterful building which functions as a popular business centre. Internally, the office space has been sensitively refurbished to a high standard providing a combination of open-plan offices with meeting rooms, a kitchenette and stores. The suite has exposed beams and skylights and benefits from the following:

- Video entry phone
- 100% rates exemption for qualifying small businesses
- Gas fired central heating with autonomous thermostats
- Carpet floor coverings
- Three compartment dado trunking and telephone points
- kitchenette facilities
- WC's and shower room
- Bike rack

ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurement Professional Statement - IPMS 3 and approximate floor areas are as follows:

		Sq m	Sq ft
Suite 8	First	86.31	929

TENURE

Leasehold

LEASE TERMS

The unit is available to let from March 2026 on a flexible licence agreement.

RENT

Suite 8: First Floor: £15,000 per annum

Rent is inclusive of electricity, water, gas, refuse, internet and communal cleaning.

RATES

The unit is assessed for business rates as follows:

Suite 8, Walker Davison House

Rateable Value (2023 List): £4,700

Rates Payable 2025/2026: £0

The Rates Payable has been calculated on the basis that the incoming tenant will be entitled to Small Business Rates Relief. We advise interested parties to contact the Local Billing Authority for verification of this entitlement.

VAT

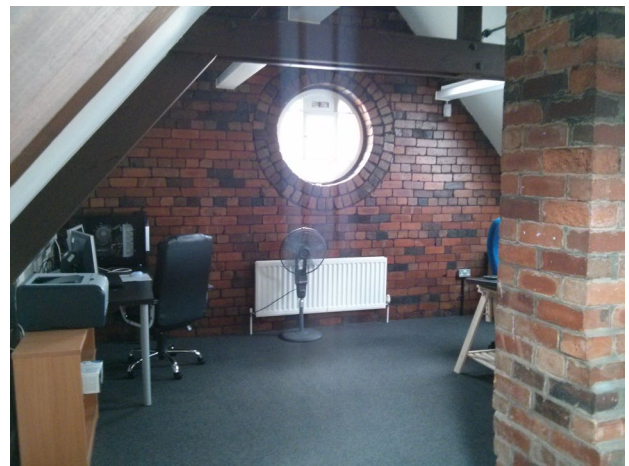
All prices quoted are excluding, but may be liable to VAT.

LEGAL COSTS

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

ENERGY PERFORMANCE

An EPC has been commissioned and will be available upon request.



SET UP FEE

The incoming tenant will make a one-off contribution of £150 for the provision of one telephone line and one fax line. Additional lines, handsets and broadband are available upon request.

VIEWINGS

For viewings or further information please contact:

Andrew Chandler on 0191 229 9714 or by email:

Andrew.Chandler@dunlopheywood.com

SUBJECT TO CONTRACT

IMPORTANT NOTICE

Dunlop Heywood gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.