

On the instructions of the



Landmark Building For Sale

Carr-Ellison House

William Armstrong Drive, Newcastle upon Tyne NE4 7YA



Carr-Ellison House is an attractive detached
that sits in a gateway position at the eastern



Location

Carr-Ellison House is located on Newcastle Business Park, the premier business park for Newcastle.

The Business Park is located immediately south of Scotswood Road (A695), which provides dual carriage access to the A1, approximately 1 mile west and the city centre approximately 1 mile east of the business park.

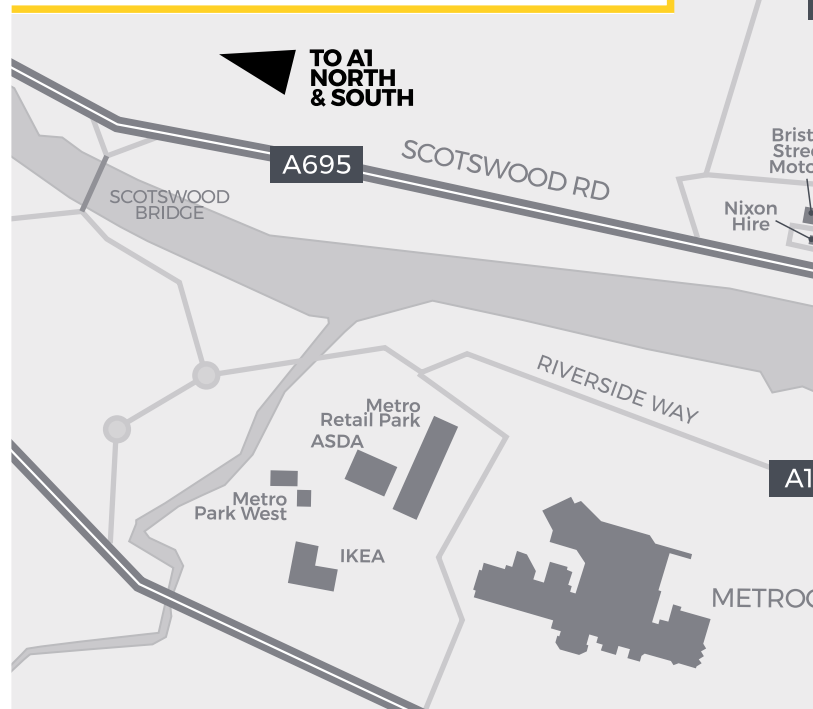
Newcastle International airport is located approximately 8 miles to the North West.

The business park benefits from regular public transport bus services that travel through the park connecting the residential suburbs on the west side of the city with the city centre.

Newcastle Business Park is a long established business location with over 700,000 sq ft of low density office development set in a well maintained landscaped setting.

Carr-Ellison House sits at the eastern gateway entrance to the park and sits in an elevated position with uninterrupted views south over the river Tyne.

The riverside path provides a walking a cycle route into the city centre.



Nearby Occupiers



Newcastle City Centre

(9 mins drive)

Carr-Ellison Ho

A695 Scotswood Road

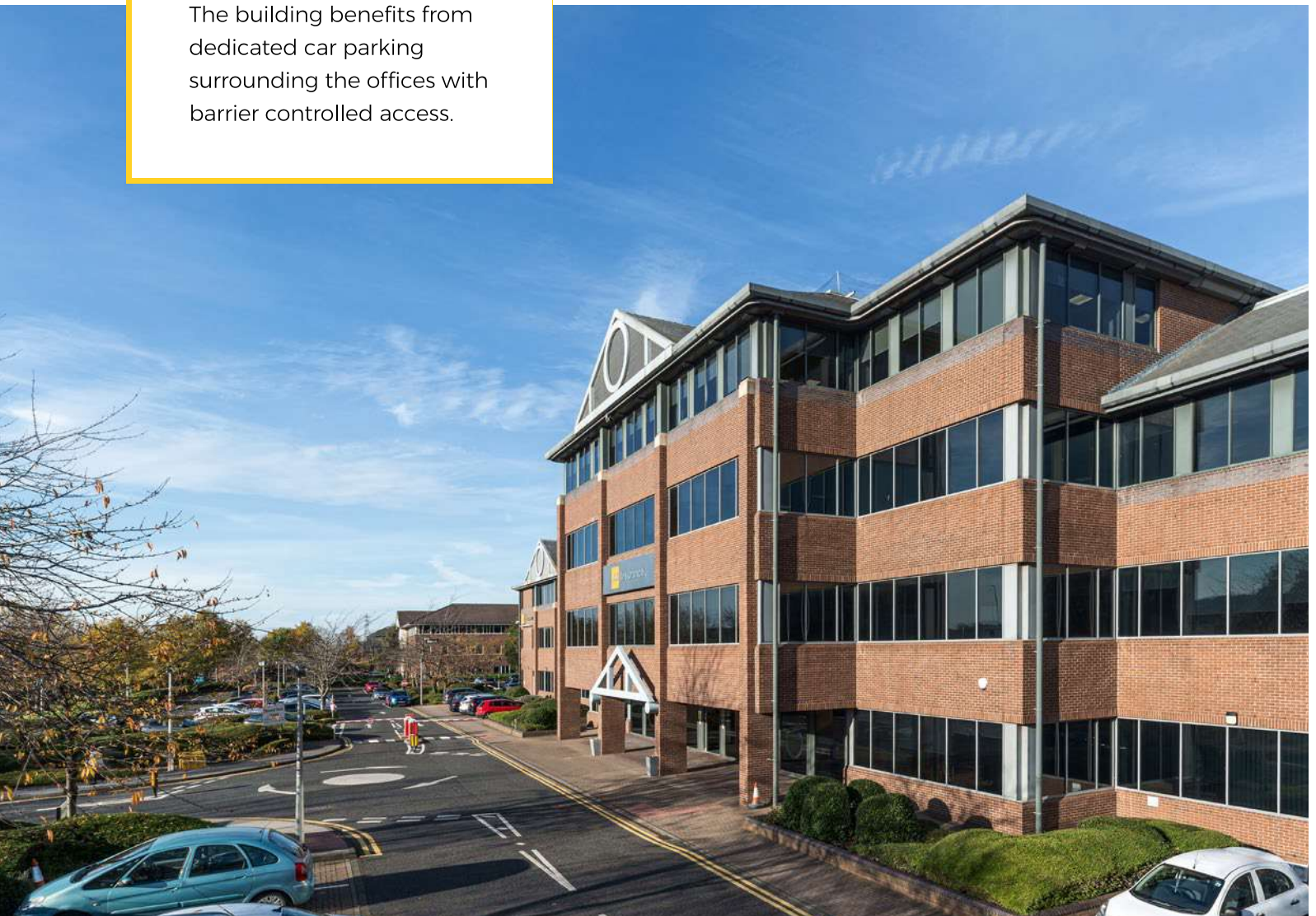
A1 North & South
(9 mins drive)



Description

Carr-Ellison House is an attractive detached four storey brick built office building that sits in a gateway position at the eastern entrance to the business park.

The building benefits from dedicated car parking surrounding the offices with barrier controlled access.





Accommodation

FLOOR	USE	SQ FT	SQ M
GROUND	Office	37,771	3,508.90
FIRST	Office	32,492	3,018.48
SECOND	Office	33,747	3,135.10
THIRD	Office	8,379	778.40
TOTAL		112,389	10,440.88

Car Parking: 400 car parking spaces.

Specification



3 passenger lifts



1 service lift



Perimeter heating



Raised access floor



Air conditioning



LED lighting (to part)



Suspended ceiling



Ground floor kitchen and restaurant facility



Server room with gas protection system



Double glazed windows





Viewing

By appointment with sole agents:

AVISON YOUNG

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