

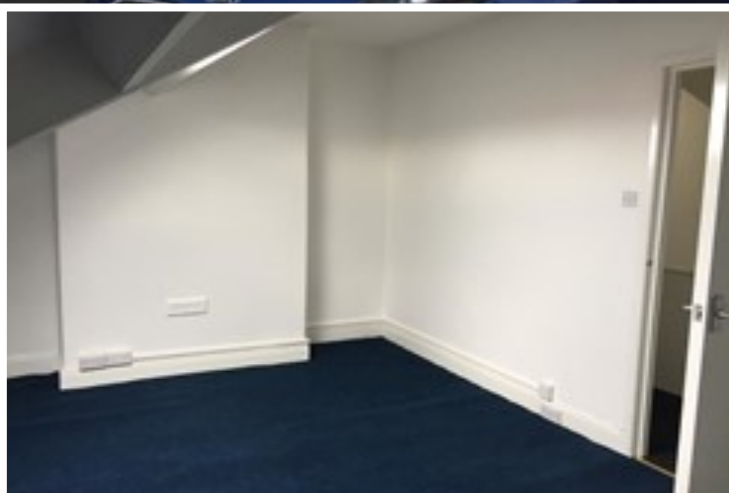
offices in NE4

West Road, Newcastle upon Tyne
Tyne and Wear, NE4 9PU

£6,500 Per Annum

- ✓ First and second floor office space
- ✓ NIA 136.3sqm (1,467sqft)
- ✓ Very established location
- ✓ Great transport links nearby
- ✓ Kitchen and W.C. facilities
- ✓ New lease terms available

COMMERCIAL



Summary

- Property Type: Offices - Parking: Allocated Price: £6,500

Description

Available to let are first and second floor office accommodation, within a three floor building located conveniently along the popular West Road, on the outskirts of Newcastle city centre. Accommodation comprises various office spaces with kitchen and W.C. facilities, and measures an NIA of 1,467sqft. The property is in good condition throughout and offers a blank canvas ready to move in to.

Location

The subject property is located within an established commercial area on West Road, Newcastle, provided with reasonable access to services and facilities. West Road is a main arterial road into Newcastle city centre. The subject property has excellent transport links with bus stops being just a short walk from the property as well as the bus station being 2 miles away. Travelling by car is easy as the A1 is just a 6 minute drive and the A1058 being a 10 minute drive. The subject property is 3 miles north of Gateshead and 16 miles south of Morpeth.

Accommodation

FIRST FLOOR

Office area: 67.9sqm

Kitchen: 5.4sqm

SECOND FLOOR

Office area: 43.4sqm

Kitchen: 2.3sqm

Staff toilets: 5.3sqm

NIA 136.3sqm (1,467sqft)

Rateable Value

The adopted rateable value is £6,900 as of 1st April 2017.
Sourced from VOA.

Lease Details

Available by way of new lease terms.

EPC

We currently await a copy of the Energy Performance Certificate.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



West Road, Newcastle upon Tyne, Tyne and Wear, NE4 9PU

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , www.pattinson.co.uk

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