

To Let

Unit 1 Sirius House
Amethyst Road
Newcastle Business Park
Newcastle upon Tyne
NE4 7YL

June 2019



- Modern Self Contained Offices
- 12 Dedicated Car Parking Spaces
- Riverside views
- Easy access to central Newcastle and to A1

Location

The property is located on Amethyst Road which forms part of the Newcastle Business Park on the outskirts of Newcastle upon Tyne. Newcastle Business Park is situated approximately 1.5 miles to the west of Newcastle City Centre with the A1 approximately 3 miles to the west.

Newcastle Business Park benefits from excellent access to the regions road networks and is also well served by local bus routes.

Description

Unit 1 Sirius House comprises a self contained two storey purpose built office building which benefits from attractive views over the River Tyne set in a highly landscaped setting.

The property provides flexible office accommodation with a mainly open plan layout. The specification includes:

- Double glazed windows
- Gas fired central heating
- Carpeted floor coverings
- Suspended ceiling with integral lighting

Accommodation

The property comprises the following approximate areas :

Ground Floor	141.83 sq m	(1,527 sq ft)
First Floor	149.09 sq m	(1,605 sq ft)
Total	290.92 sq m	(2,132 sq ft)

Rent

The commencing rent to be £37,600 per annum, exclusive of business rates, estate charges and all other outgoings.

Lease

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed to incorporate regular rent reviews.

Rateable Value

We understand from the Valuation Office website that the rateable value for Unit 1 Sirius House is £29,000. Interested parties should verify the accuracy of the information with Newcastle City Council Local Authority.

Estate Charge

There is an estate charge levy to cover the cost of maintaining the common areas of the estate.

VAT

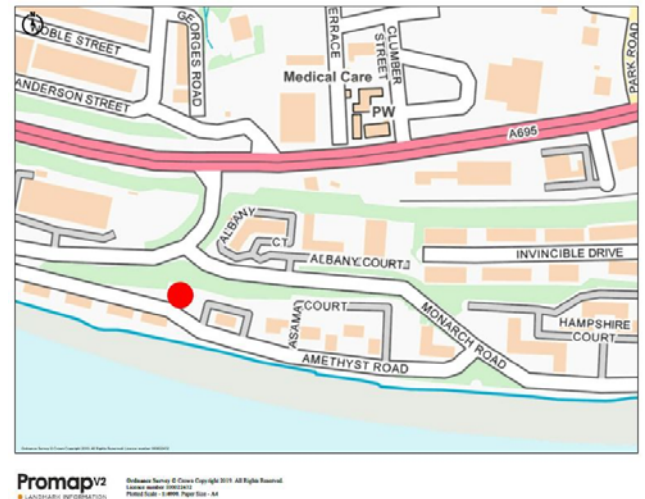
All figures quoted are exclusive of VAT where applicable.

Energy Performance Certificate

An EPC for the property has been commissioned and will be available on completion.

Legal Costs

Each party to be responsible for their own reasonable legal costs incurred during the transaction.



For further information or an appointment please contact Avison Young or our joint agents JRBT Commercial:

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