



TO LET

Newly Refurbished Modern Office Block Accommodation

Holland Park, Block C, Holland Drive, Newcastle upon Tyne NE2 4LZ


Naylors
Commercial Property People

[naylors.co.uk](https://www.naylors.co.uk)

- Modern open plan floor plates
- Refurbished to a high standard
- Excellent transport links
- Good access to City Centre
- Dedicated on site car parking
- Suites available from 1,770sq.ft

Location

Holland Park is located on Holland Drive off Barrack Road (A189) situated behind the BBC Newcastle Broadcasting Centre. The A189 is ideally placed to link the A167 (M) for access north and south. In turn this links with the A1 (M), one of the North East major trunk road.

Newcastle City Centre is located within easy access and can link to further transport links including Metro and Bus services. The City Centre also offers a range of amenities.

Other occupiers in the surrounding area include Lloyd BMW and Mini, Integral UK Limited and Crown Paints Limited.

Description

The property comprises a modern two storey office building providing high quality accommodation which is located within Holland Park.

The available accommodation is situated on part ground and first floor and benefits from the following specification:

- Suspended ceilings
- LED lighting
- Fully raised accessed floors
- Comfort cooling in part
- Passenger Lift
- Gas Fired central heating
- Modern kitchenettes in both suites
- WC facilities located in the lobby area
- Dedicated car parking

Integral plc currently occupy part of the ground floor.

Accommodation Schedule

The property extends to the following Net Internal Areas:

Floor	Sq.M	Sq.Ft
Part Ground Floor	164.44	1,770
First Floor	326.27	3,512
Total	490.71	5282

Rent

The quoting rent is £14.50 per sq.ft per annum.

Lease

The property is available by way of new effectively full repairing and insuring lease for a period to be agreed.

Rates

According to the current 2017 rating list the current rates payable for the property equates to approximately £4.23per sq.ft per annum. Interested parties should verify rates payable with Newcastle City Council.

EPC

The property has an Energy Performance rating of D 82.

NAYLORS CHARTERED SURVEYORS for themselves and for the vendors and lessors of the property give notice that:

- These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
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Service Charge

There is a service charge and estates charge payable for the building which covers common area costs.

VAT

All figures are exclusive of VAT where chargeable.

Costs

Each party to bear their own legal and professional costs.

Further Information

For general enquiries and viewing arrangements please contact Jessica Ross or James Fletcher on 0191 232 7030 or email:

jessicaross@naylor.co.uk

jamesfletcher@naylor.co.uk

or through our joint agents Cushman & Wakefield:

Greg Davison

0191 223 5710

greg.davison@cushwake.com



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