

**FIRST FLOOR OFFICES**

**TO LET**

**GAVINBLACK**  
— & PARTNERS —



**400/408 OLD DURHAM ROAD  
GATESHEAD  
NE9 5DQ**

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**2,820 Sq Ft (261.94 M<sup>2</sup>)**

**CONTACT**

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**184 Portland Road, Jesmond, Newcastle upon Tyne, NE2 1DJ (0191) 230 2777**

# 400/408 OLD DURHAM ROAD, GATESHEAD, NE9 5DQ

## LOCATION

The subject premises are prominently located on the east side of Old Durham Road close to the junction with Lynnholme Gardens. The property is therefore close to Gateshead town centre on one of the main arterial routes linking out to Low Fell, the Team Valley and the A1.

## DESCRIPTION

The premises are located on the first floor above Computer Orbit. It is proposed that a new entrance arrangement will be provided ensuring the unit is entirely self-contained with male and female w.c accommodation.

The first floor has an attractive vaulted ceiling with double glazing units, carpeting and excellent natural light. The premises are ideally suited for office use with some improvement works required to provide cabling and kitchen facilities however other uses can be considered subject to planning.

## ACCOMMODATION

The floor area is estimated to be approximately 2,850 sq ft (216.94 M2).

## LEASE

A new lease is available for a term by arrangement.

## QUOTING RENT

The quoting rent is £22,500 per annum exclusive of VAT, rates and service charge.

## BUSINESS RATES

The premises will need to be re-assessed for rating purposes.

## SERVICE CHARGE

There is a fixed service charge for insurance, maintenance, repairs and general upkeep of the exterior of the building and the entrance lobby.

The tenant will be responsible for their heating, utility and Broadband costs. Separate check meters will be provided.

## EPC

An EPC rating is currently being applied for.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

## MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## CODE OF PRACTICE

The landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD, Tel: 0207 695 1535.

## VIEWING

Strictly by appointment with the agent.

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