

# Office Premises For Sale

Communications House, Brunswick Industrial Estate, Newcastle upon Tyne, NE13 7BA

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS



- Office premises for sale
- Total size of 261.45m<sup>2</sup> (2,813ft<sup>2</sup>)
- Popular business location
- EPC Rating D77
- Private rear yard
- Freehold available

**Freehold price of £225,000**



**LOCATION**

The subject property is located on the popular Brunswick Industrial Estate, half a mile west of Brunswick Village and approximately 5 miles north of Newcastle upon Tyne City Centre.

Sandy Lane runs through Brunswick and leads directly onto the A1 (M) circa 0.5 miles, this being the regions primary road linking Edinburgh with London. The A19, which provides access to the south of the region via the Tyne Tunnel, is also within proximity, as is the A696 which in turn leads onto the A167 which provides a direct route into Newcastle City Centre.

Brunswick Industrial Estate provides a wide selection of occupiers including warehousing, manufacturing, office and trade.

**DESCRIPTION**

The subject property comprises a detached two storey office building with car parking to the front and an additional private yard to the rear. The premises are of brick construction, with concrete flooring, a pitched tiled roof, uPVC double glazed windows, uPVC guttering and downpipes. The external areas have the benefit of a section palisade fencing.

Internally, the property is set out as cellular accommodation with a number of private offices, boardrooms and meeting rooms. The premises is finished to a good standard and benefits from suspended ceilings, recessed LED panel lighting, intruder alarm system, CCTV and kitchen and WC facilities on each floor.

**ACCOMMODATION**

Ground	132.19m <sup>2</sup>	(1,422ft <sup>2</sup> )
First	129.26m <sup>2</sup>	(1,391ft <sup>2</sup> )
<b>Total</b>	<b>261.45m<sup>2</sup></b>	<b>(2,813ft<sup>2</sup>)</b>

**RATING ASSESSMENT**

We have been unable to obtain a current Rateable Value for this property. We urge interested parties to confirm the current rating with the local

**EPC RATING**

D77

**TERMS**

The property is available by way of freehold with an asking price of £225,000 (Two Hundred and Twenty Five Thousand Pounds).

**VAT**

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

**LEGAL COSTS**

Each party is to bear their own legal costs involved in the transaction.

**MONEY LAUNDERING REGULATIONS**

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**VIEWING**

For general enquiries and viewing arrangements please contact ... at Bradley Hall.

**Tel:** 0191 232 8080

**Email:** [jamie.wales@bradleyhall.co.uk](mailto:jamie.wales@bradleyhall.co.uk)

**AGENTS NOTES**

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located 0.5 miles away



5 miles from Cramlington Train Station



2.3 miles from A1 (M)  
2.1 miles from A19



6.2 miles from Newcastle International Airport