

offices in NE28

High Street East, Wallsend
Tyne and Wear, NE28 7AT

£350 PCM (Starting From)

- ✓ Easily accessible location
- ✓ Offices to let for up to seven people
- ✓ Gas, water and electric included in rent
- ✓ Free parking
- ✓ 24h security with CCTV

COMMERCIAL



Summary

- Property Type: Offices - Parking: Allocated Price: £350

Description

The Town Hall chambers offer some of the most prestigious serviced office space within North Tyneside. Set within a Grade II listed building, all offices have been beautifully restored and come equipped with state of the art fibre optic broadband and phone systems.

Readily accessible to both the A19 and Newcastle City Centre, the Town Hall Chambers lie within easy reach of all parts of the Tyne & Wear conurbation.

Location

The subject property is located within High Street East, Wallsend, Tyne and Wear. The location is well established typically containing retail premises within the ground floor and a variety of uses to upper floors. Wallsend is a densely populated location around four miles east of Newcastle city centre provided a wide range of services and facilities.

Accommodation

Offices come in various sizes from 2 person offices up to 6 person offices. For more detail please contact the Commercial department.

All car parking at the Clervaux is free, with an additional free public car park opposite the building and no permits on any adjoining streets.

Lease Terms

Lease terms are very flexible as all contracts have only a one month break clause. Offices can be let from one month to several years. Office pricing is as follows:

- 2-3 Person Office £350PCM
- 3-4 Person Office £500PCM
- 4-5 Person Office £650PCM
- 5-6 Person Office £795PCM
- 6- 7 Person Office £995PCM

For a list of full availability please contact the Commercial department.

Inclusions and Costs

Included in rent:

- Business rates
- Gas, Electric, Water
- Fibre Optic Broadband
- Furniture
- Landline
- Phone System (inc. handsets)
- Xerox Printing System
- Receptionist
- Free Parking
- Service Charge
- Communal cleaning
- 24/7 Security
- CCTV

Phone calls and printwork are charged at cost. No margin is charged on either.

Other Services

There is an on-site admin support service available, offering services including:

Full secretarial support services

- Admin support
- Presentations
- Reports
- Meeting minutes
- Calls answered
- Printwork bound & stapled
- Typing & paperwork
- Forms & applications
- Recruitment support

Residents also receive large discounts on hiring boardrooms.

Rateable Value

The adopted rateable value is £79,500 as effective from 01 APRIL 2010.

Source: www.voa.gov.uk.

EPC

Available upon request.

VAT

Unless otherwise stated, all stated figures are expressed exclusive of VAT. We are advised that VAT is payable on this transaction.

Additional Information

For further information please contact our office direct on 0191-239-3252, 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.



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

**21 Ridley Place, Newcastle upon Tyne, Tyne & Wear, NE1 8JN, Tel: 0191 239 3252, Fax: 0191 222 0314,
www.pattinson.co.uk**

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