



Sanderson  
Weatherall

# FIRST FLOOR OFFICE ACCOMMODATION TO LET



First Floor Unit 29-30 Brenkley Way, Blezard Business Park, Seaton Burn, Newcastle upon Tyne NE13 6DS

[sw.co.uk](http://sw.co.uk)



Close proximity to the A1 and airport

Parking spaces available

NIA: 1,265 sq ft / 117.57 sq m

FRI lease for a term of years to be agreed

Rent: £8.00 psf

All prices are deemed exclusive of VAT

### Location

The property forms part of Blezard Business Park, Seaton Burn. A residential suburb 10 miles north of Newcastle upon Tyne. Blezard Business Park is a commercial estate comprising office accommodation with some light industrial uses. Road access is very good within the estate with an approach from Front Street only a short distance south of the A19 and its junction with the A1.

### Description

The property comprises a purpose built self-contained end terraced office unit arranged over ground and first floor levels. The property is of a traditional construction for its age and use being a steel frame beneath a pitched roof with tiled roof covering. Internally the first floor comprises open plan office accommodation with kitchen facilities and male and female WC to the ground floor. Externally there are designated car parking spaces to the front of the property.

### Accommodation

We are advised that the office accommodation comprises the following approximate net internal areas:-

Description	Sq ft	Sq m
First Floor	1,265	117.57

### Lease Terms

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £8 per sq ft. The property is not opted for TAX and therefore VAT is not applicable.

### Rates

The property will need to be reassessed upon occupation. Interested parties should make their own enquiries to the Local Rating Authority (North Tyneside Council) to establish the rates payable.

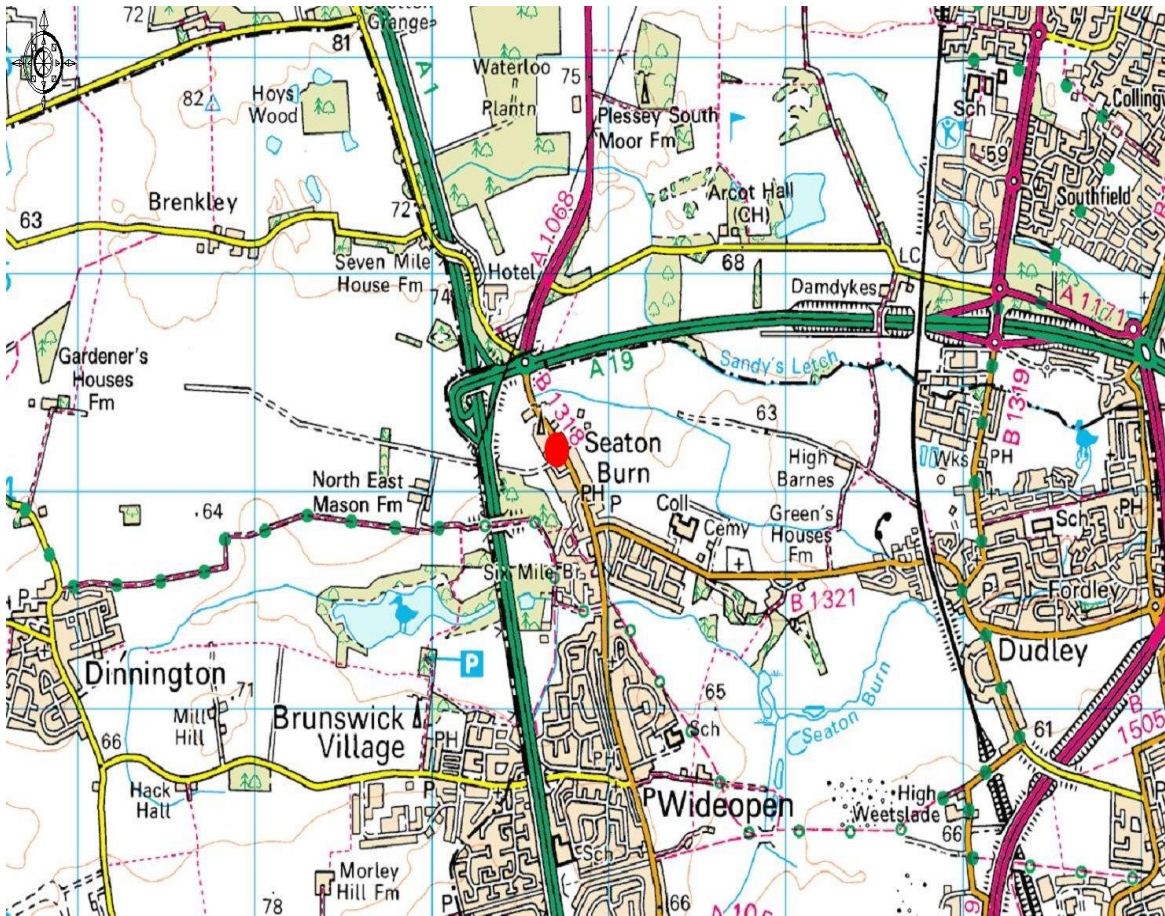
### Legal Costs

Each party to bear their own legal costs incurred in the transaction with any VAT thereon.

### Energy Performance Certificate

EPC has been commissioned and will be available in due course.





Viewings and Further Information

Strictly by prior appointment with the agents:

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