

OFFICE PREMISES TO LET

20 Lansdowne Terrace, Gosforth, Newcastle upon Tyne, NE3 1HP

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Office premises to let
- Suites from 254ft² to 1,036ft²
- Popular Gosforth location
- EPC Rating D99
- Available in whole or in part

Rental from £4,420 - £8,500 per annum

LOCATION

The subject property is located on Lansdowne Terrace in Gosforth. Lansdowne Terrace is joins Gosforth's main High Street and is a popular retail, leisure and business location with local and national occupiers including O'Neill Richmonds Law Firm, Pizza Hut, HSBC and The Bake One.

Gosforth is located approximately 2.5 miles to the north of Newcastle upon Tyne city centre, 1.7 miles north west of Jesmond and 2.3 miles west of Benton. The property is prominently located, with easy access to Great North Road, which in turn provides access to the A1 (M), approximately 1.9 miles to the north. The A167 (M) is 2 miles to the south which provides access to Newcastle upon Tyne city centre and the A1058 (Coast Road), providing access to the coast, A19 and Tyne Tunnel.

The property also benefits from being within close proximity of bus routes and the nearest Metro Station is Regent Centre, 0.4 miles away.

DESCRIPTION

The subject property comprises ground floor office accommodation within a three storey, mid terrace property. Externally property is well presented and of traditional construction with private car parking to the rear.

Internally, the property benefits from a shared entrance which has front and rear access. The ground floor office suite comprises 4 rooms with the rear room benefitting from a fitted sink. The first floor comprises two single office suites with the use of common facilities.

ACCOMMODATION

Ground floor	72.6m ²	(782ft ²)
First floor	23.59m ²	(254ft ²)
Total	147.9m²	(1,591ft²)

RATING ASSESSMENT

Description	Rateable Value
Ground floor	£8,200
First floor	To be assessed

We are advised that the rateable value of the premises as at 1 April 2017 for the ground floor is £8,200 and the first floor is to be assessed. Interested parties should confirm the current position with the Local Authority. As a new occupier rights of appeal may exist against this assessment.

EPC Ratings

D99

TERMS

The offices are available by way of a new lease for a term of years to be agreed at a rental from £4,420 (Four Thousand Four Hundred and TwentyPounds) to £8,500 (Eight Thousand Five Hundred Pounds) per annum.

Service charge is payable and this information is available on request.

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.

VIEWING

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

Tel: 0191 232 8080
Email: nicholas.bramwell@bradleyhall.co.uk

**AGENTS NOTES**

You may search our company website 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 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.

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1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located less than 0.1 mile away



0.4 miles from Regent Centre Metro Station
 0.7 miles from South Gosforth Metro Station



1.8 miles from A1(M)
 1.9 miles from A167(M)



5.5 miles from Newcastle International Airport