

Office Premises To Let

Tri House, Balliol Business Park, Newcastle upon Tyne, NE12 8EW

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Office to let with private parking
- Total size of 70m² (753ft²)
- Within an established business park
- EPC Rating B47
- May be available in part
- Tenants may benefit from Small Business Rates Relief

Rent of £7,499 per annum

LOCATION

The subject property is located within Balliol Business Park in Longbenton, Newcastle upon Tyne. Balliol Business Park is an established business park which is situated between Salters' Lane (A189) and Benton Lane and neighbouring Quorum Business Park. There are local bus routes within very close proximity to the property and Four Lane Ends Metro Station and Bus Interchange is only 1 mile to the south. Benton Road, which is 0.1 miles away, provides access to A1058 (Coast Road) and in turn Newcastle upon Tyne city centre.

Balliol Business Park is home to a number of local and national businesses including Greggs, Vocare, Nuffield Health Gym, Activ Technology and Ringtons Tea.

DESCRIPTION

The subject property comprises a modern, detached office building which is arranged over ground floor.

The accommodation comprises a suite to the left hand side of the impressive main entrance which has been partitioned into three rooms, with additional WC and kitchen facilities. The office is well presented throughout with the benefit of suspended ceilings, recessed LED lighting, access flooring, air handling system and perimeter heating.

Externally, there are 5 private car parking spaces.

ACCOMMODATION

Entire office	70m ²	753ft ²
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The rooms may be available individually and have the following sizes:

Room 1	14m ²	151ft ²
Room 2	21m ²	226ft ²
Room 3	28m ²	301ft ²

EPC RATING**RATING ASSESSMENT**

Description	RV	Estimated Rates Payable
Office and Premises	£10,250	£5,032.75

Tenants may benefit from Small Business Rates Relief subject to status however, interested parties should confirm the current position with the Local Authority. We are advised that the rateable value of the premises as at 1 April 2017 is £10,250 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 49.1p in the pound. However, interested parties should confirm the current position with the Local Authority.

TERMS

The subject property is available by way of a new EFRI lease with terms to be agreed at £7,499 (Seven Thousand Four Hundred and Ninety Nine Pounds) per annum.

A service charge may be payable to cover additional costs associated with the building, including building insurance, utility bills and business rates.

The individual rooms may be available individually with all-inclusive rents and further details are 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.

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 Nicholas Bramwell or Jamie Wales at Bradley Hall.

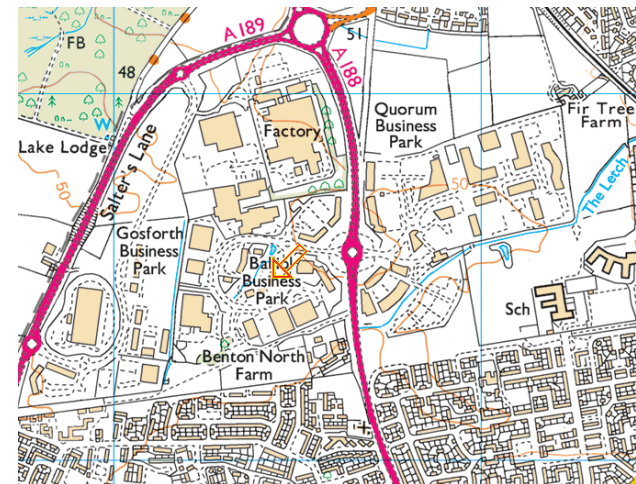
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AGENTS NOTES

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.

Registered in England No. 6140702

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located within Balliol Business Park



1 mile from Four Lane Ends Metro Station



0.1 mile from Benton Road
 0.8 miles from A189
 3.4 miles from A1(M)



9 miles from Newcastle International Airport