



**SCOTSWOOD**  
HOUSE

- 17,064 SQ.FT (1,585 SQ.M)
- EXCELLENT CAR PARKING
- TWO OPEN PLAN FLOORPLATES
- PURCHASE PRICE- £1.39M

Print

RIVERSIDE  
**OFFICES  
FOR SALE**

ASAMA COURT | NEWCASTLE BUSINESS PARK | NEWCASTLE UPON TYNE | NE4 7YD





## Location

The property is situated prominently on Newcastle's premier business park located just one mile to the west of the city centre.

Newcastle upon Tyne is the North East's capital city with a population of approximately 300,000. The city is served by Newcastle International Airport just 10 miles north west of the property and Newcastle Central Station, which is on the Virgin Trains East Coast main line and benefits from 34 trains a day to London.

Newcastle Business Park is directly linked to the A1 via the dualled A695 Scotswood Road. The property is also within walking distance of the city centre. Other occupiers on the estate include British Airways, the AA and the Environment Agency

## Accommodation

### Ground

746.5 sq.m (8,036 Sq.ft)

### Reception

43.3 sq m (466 Sq.ft)

### First Floor

795.2 sq.m (8,560 Sq.ft)

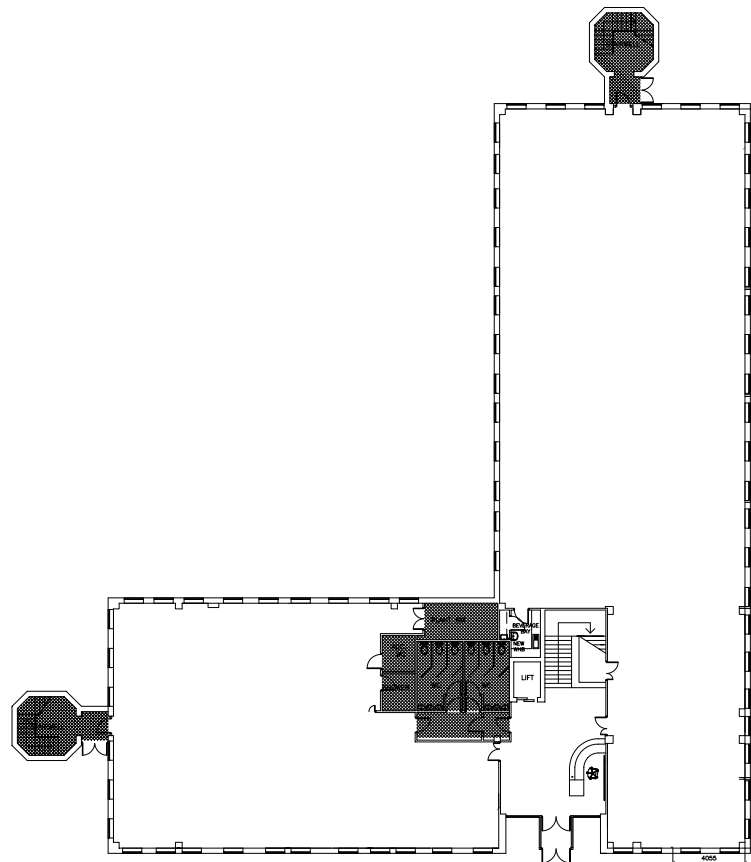
### Total

1,585.3 sq.m (17,064 Sq.ft.)

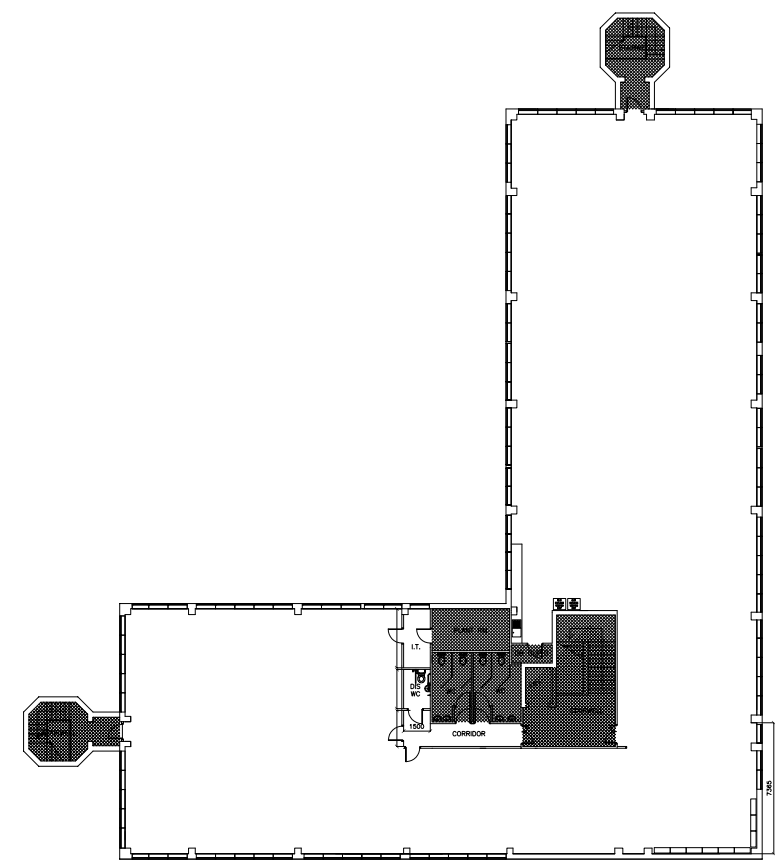
## Specification

- A 2 storey business park office in stunning riverside setting
- Mature landscaping and rear breakout garden
- Excellent car parking
- Glazed entrance
- Reception with passenger lift (8 person Kone) and stairwell to first floor
- Male/Female and Disabled WCs on both floors
- Raised access floor
- Perimeter radiators

## Ground Floor Plan



## First Floor Plan







For illustration purposes only – incoming tenant can choose carpet colour

## Estate Service Charge

Approximately £17,000 p.a.

## Business Rates

The Rateable Value for the whole building is £159,000. Interested parties should contact Newcastle City Council to confirm the amount payable.

## EPC

The property has a rating of F(128)

## Price

Offers are invited in the region of £1.39m

## Viewing

By appointment with Naylor's.

Contact  
James Fletcher on  
0191 211 1560  
jamesfletcher@naylor's.co.uk



**MISREPRESENTATION ACT** These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. February 2016

