



**BNP Paribas Real Estate
One Trinity Gardens
Broad Chare
Newcastle upon Tyne
NE1 2HF**

Tel: 0191 232 8127

Fax: 0191 232 0944

**To Let
Wincomblee Road, Walker
Newcastle upon Tyne, NE6 3QS**

**Office Premises
1,227.35 sq m (13,212 sq ft)**



- Located on a prominent position along Walker Riverside with excellent river views
- Dedicated Parking adjacent
- Fully fitted with various meeting rooms, board room and kitchen facilities



Location

The property is accessed off Wincomblee Road located along Walker Riverside approximately 3 miles east of Newcastle city centre and less than one mile from the A186 Walker Road.

The A19 trunk road is located 5 miles to the east, with the A1(M) 4 miles to the south west of the estate.

Wallsend Metro Station is within 5 minutes walking distance providing access to the Tyne and Wear Metro transport system and links to Newcastle Central Station.

Nearby occupiers include Barrett Energy Products, Shepherd Offshore Services and Technip

Description

The property comprises a detached two storey office building with the accommodation arranged over the ground and first floors. The property has glazed elevations beneath a flat roof.

Internally the property provides a mix of cellular and open plan office accommodation with male, female and disabled toilets located on each floor together with shower facilities.

The property benefits from the following specification:

- Suspended ceilings with LG3 lighting
- Part comfort cooling
- Perimeter trunking
- 2.7m floor to ceiling height
- Double glazing
- Kitchen facilities

Accommodation

The premises have been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice 6th Edition and provide the following Net Internal Areas:

Floor	sq m	sq ft
Ground	578.91	(6,232)
First	648.44	(6,980)
Total	1,227.35	(13,212)

Services

We understand the property benefits from all main services.

Rateable Value

The premises will need to be reassessed upon occupation. Interested parties should make their own enquiries direct to the Local Authority.



Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a rent of £8.00 per sq ft.

Energy Performance Certificate

Rating C:65

VAT

All figures within these terms are exclusive of VAT where chargeable.

Legal Costs

Each party is responsible for their own legal costs incurred with this transaction.

Contact details, Viewing and Further Information

Strictly by prior appointment with BNP Paribas Real Estate

Aidan Baker

aidan.baker@bnpparibas.com
+44 (0) 191 227 5714

Bikki Purewal

bikki.purewal@bnpparibas.com
+44 (0) 191 227 5714

Subject to Contract

March 2016



