

Office Premises To Let/For Sale

Unit 5 Brunswick Industrial Estate, Newcastle upon Tyne, NE13 7BA

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Detached office premises
- Total size of 158.89m² (1,729ft²)
- Within a popular industrial estate
- EPC Rating E104
- Secure yard area
- Allocated parking spaces

Rent of £16,000 per annum
Freehold price of £200,000

LOCATION

The subject property is located on the popular Brunswick Industrial Estate, half a mile west of Brunswick Village and approximately 5 miles north of Newcastle upon Tyne City Centre.

The estate is only 2 miles from A1 (M) and is the regions primary road linking Edinburgh with London. The A19, which provides access to the south of the region via the Tyne Tunnel, is also within proximity, as is the A696 which in turn leads onto the A167 which provides a direct route into Newcastle City Centre.

Brunswick Industrial Estate provides a wide selection of occupiers including warehousing, manufacturing, office and trade with local and national occupiers including M&C Roofing Contractors, Pinnacle Health & Fitness and Telex UK.

DESCRIPTION

The subject property comprises an office premises which is arranged over ground and first floors. The ground floor comprises a reception area, WC facilities, an office and a boardroom. There are stairs to the first floor which comprises four offices, kitchen facilities and a break area.

ACCOMMODATION

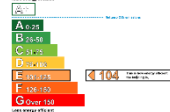
Ground floor	81.15m ²	883ft ²
First floor	77.74m ²	846ft ²
Total	158.89m²	1,729ft²

RATING ASSESSMENT

We have been unable to obtain a current Rateable Value for this property, interested parties should confirm the current position with the Local Authority.

EPC RATING

E104



TERMS

The subject property is available by way of a new lease with terms to be agreed at £16,000 (Sixteen Thousand Pounds) per annum.

A freehold sale may be considered at a price of £200,000 (Two Hundred Thousand Pounds).

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 Jamie Wales or Nicholas Bramwell at Bradley Hall.

Tel: 0191 232 8080

Email: jamie.wales@bradleyhall.co.uk

Tel: 0191 232 8080

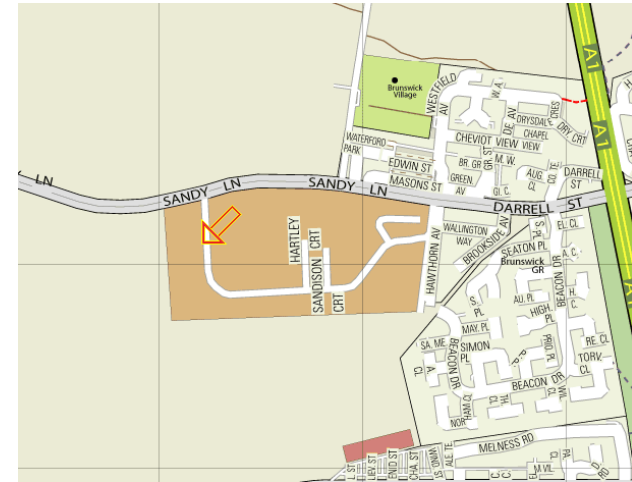
Email: nicholas.bramwell@bradleyhall.co.uk

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.

Registered in England No. 6140702

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located on Sandy Lane



5 miles from Cramlington Train Station



2 miles from A1(M)
2 miles from A19



4 miles from Newcastle International Airport