

TO LET

FULLY REFURBISHED OFFICES



PARK VIEW
HOUSE

ARTIST IMPRESSION



- OFFICES FOR 2 TO 50 STAFF
- ON SITE CAR PARKING

INCLUSIVE RENTS
AND SHORT TERM
AGREEMENTS

FROM
23.44 M² (252 FT²)

TO
477.24 M² (5,137 FT²)



Development • Industrial •
Office • Investment • Retail

PARK VIEW HOUSE | FRONT STREET | LONGBENTON | NEWCASTLE UPON TYNE | NE7 7TZ

LOCATION

The property is located in Longbenton, approximately 3 miles north east of Newcastle city centre. The property has the benefit of excellent public transport links being situated close to the Four Lane Ends Metro and Bus Interchange. The property fronts the A191 which leads to the A19 dual carriageway approximately 2 miles to the east.

DESCRIPTION

Park View House is a detached four storey office building which is multi occupied with other tenants including CAFCASS, Guide Dogs for the Blind Association, Rider Hunt and Care UK.

Internally there is a ground floor communal entrance and reception area with a passenger lift serving each floor. The available accommodation is situated on the second floor which has been refurbished to a high specification. The kitchen, male and female WCs are located within the common parts.

The accommodation has the benefit of the following specification:

- Intercom entry system
- Suspended ceilings
- Perimeter trunking
- Carpeted floors
- Cat 2 lighting
- Electric heaters
- UPVC double glazing

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate net internal areas:

2nd Floor – Suite 1:	116.53 m ²	(1,254 ft ²)
2nd Floor – Suite 2:	23.44 m ²	(252 ft ²)
2nd Floor – Suite 3:	24.55 m ²	(264 ft ²)
2nd Floor – Suite 4:	76.65 m ²	(825 ft ²)
2nd Floor – Rear:	231.5 m ²	(2,492 ft ²)

RENT / LEASE TERMS

The suites are available by way of short form tenancy agreements of at least 6 months. The monthly rents are inclusive of rent, heating, electricity, service charge and building insurance. The monthly charges are as follows:

2nd Floor – Suite 1:	12 person	£1,900 pcm
2nd Floor – Suite 2:	2-3 person	£390 pcm
2nd Floor – Suite 3:	2-3 person	£390 pcm
2nd Floor – Suite 4:	8 person	£1,250 pcm
2nd Floor – Rear:		£3,750 pcm

RATING ASSESSMENT

Rateable Value (2010 List):

Second Floor (Suites 1 - 4):	To be assessed
Second Floor (Rear)	£23,500

Occupiers should contact North Tyneside Council (Tel: 0345 200 0101) to confirm the Rates Payable and whether they can benefit from Small Business Rates Relief.

VAT

All figures quoted are exclusive of VAT where chargeable.

EPC

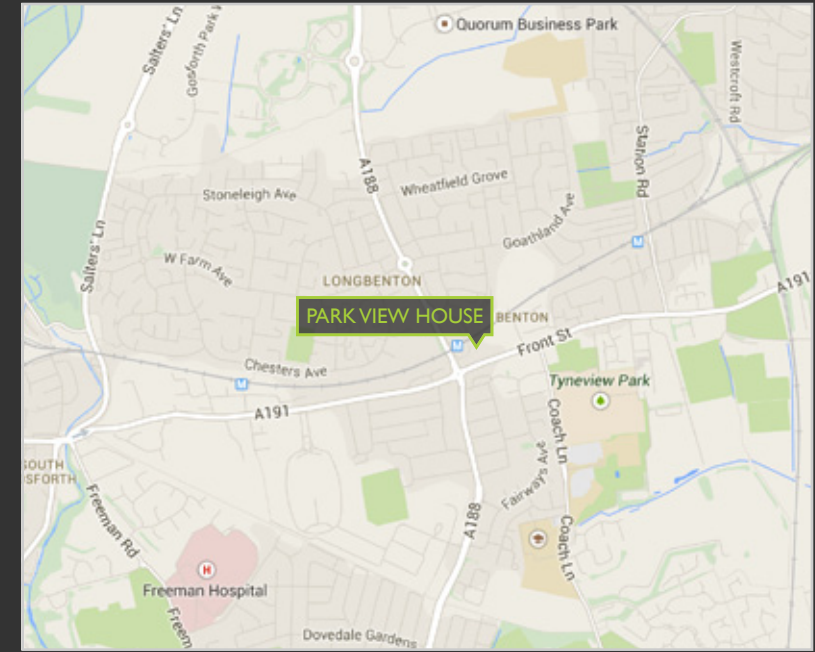
The property has an energy rating of E-118.

FURTHER INFORMATION

For general enquiries and viewing arrangements please contact Simon Taylor on 0191 232 7030 or email simontaylor@naylors.co.uk.

NAYLORS INSTRUCTIONS

You may search our company web site www.naylors.co.uk for details of all our current instructions.



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