

HEADQUARTER OFFICE FOR SALE/MAY LET

# BARRATT HOUSE

SCOTSWOOD RD, NEWCASTLE UPON TYNE NE4 7DF

10,233 SQ FT  
(950.6 SQ M)





## LOCATION

The property lies on the north side of the River Tyne within City West and in an elevated position overlooking Newcastle Business Park and is approximately 1.5 miles west of the city centre. The property is accessed from Violet Close and occupies a prominent and visible position overlooking the A695 Scotswood Road, a principal arterial route leading west from the city centre towards the A1(M).

The A1(M) is within a 5 minute drive from Barratt House.

Scotswood Road is a popular bus route into Newcastle city centre.

## DESCRIPTION

The property comprises a modern, self-contained purpose-built office constructed in 2006 with brick elevations under a curved, built up, profile metal clad roof.

The accommodation is arranged across 3 floors and has been fitted out to a high standard to form a range of open plan offices, a reception area at ground floor and kitchen units on each floor.

Externally, there are 31 car parking spaces to the front and sides of the building.

## SPECIFICATION

The office accommodation is finished to the following specification:

- Metal framed double glazed windows
- Suspended ceilings
- Category II lighting
- Supplementary ceiling comfort cooling
- Raised access floors
- 630kg (8 person) lift
- Male and female/disabled WC's on each floor
- Wall mounted hot water radiators
- Kitchen units on each floor
- 31 marked car parking spaces

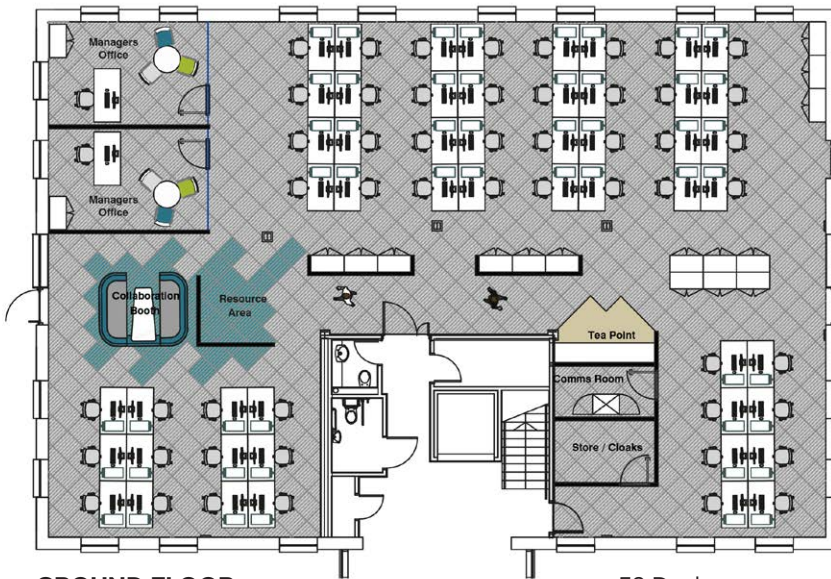
## RATING

The rateable value of the property as a whole is listed at £107,000. Using the current 2017/18 rating multiplier of 47.9p this equates to c. £5.01 per sq ft payable per annum. Interested parties are advised to satisfy themselves in respect of rates payable.

## EPC

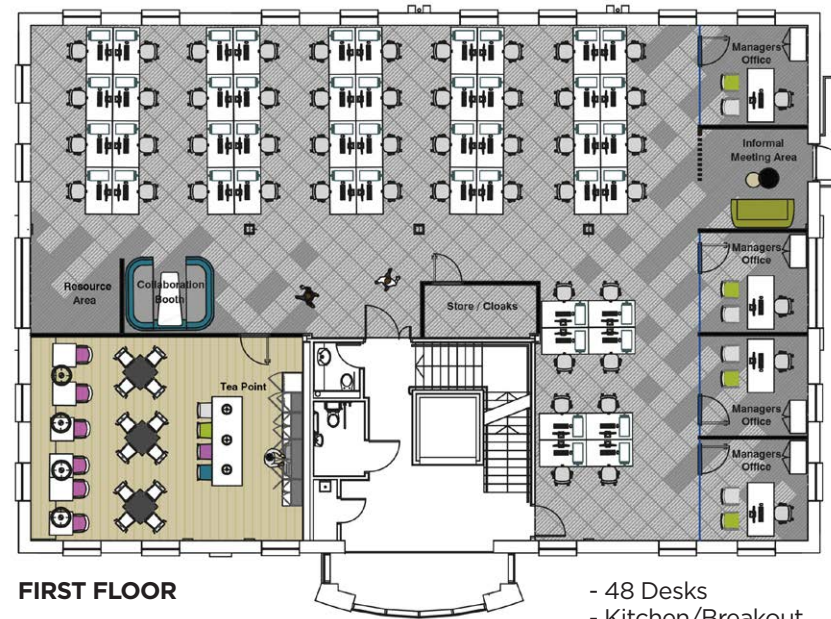
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## INDICATIVE FLOOR LAYOUT



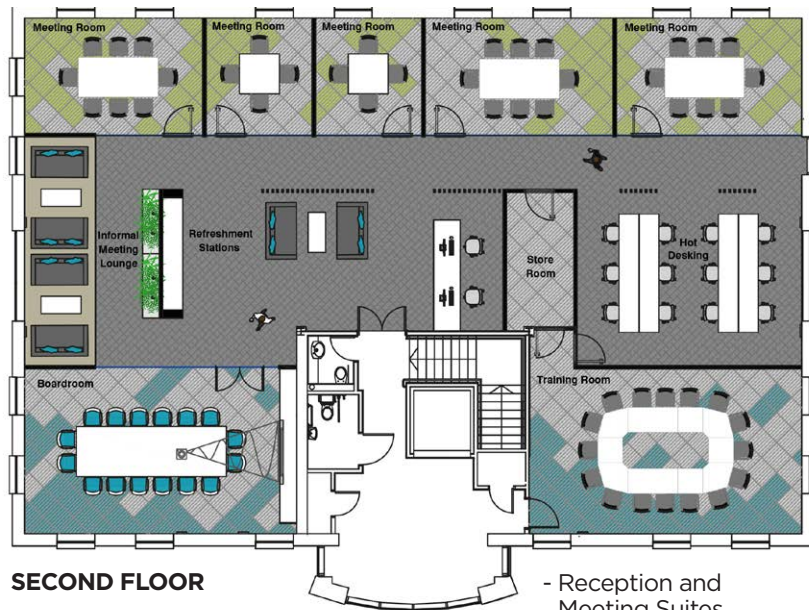
**GROUND FLOOR**

- 52 Desks  
- 2 Private Offices



**FIRST FLOOR**

- 48 Desks  
- Kitchen/Breakout  
- 4 Private Offices



**SECOND FLOOR**

- Reception and Meeting Suites including 12 Hot Desks

## ACCOMMODATION

DEMISE	SQ FT	SQ M
Ground Floor	3,408	316.6
First Floor	3,423	318.0
Second Floor	3,402	316.0
<b>TOTAL</b>	<b>10,233</b>	<b>950.6</b>

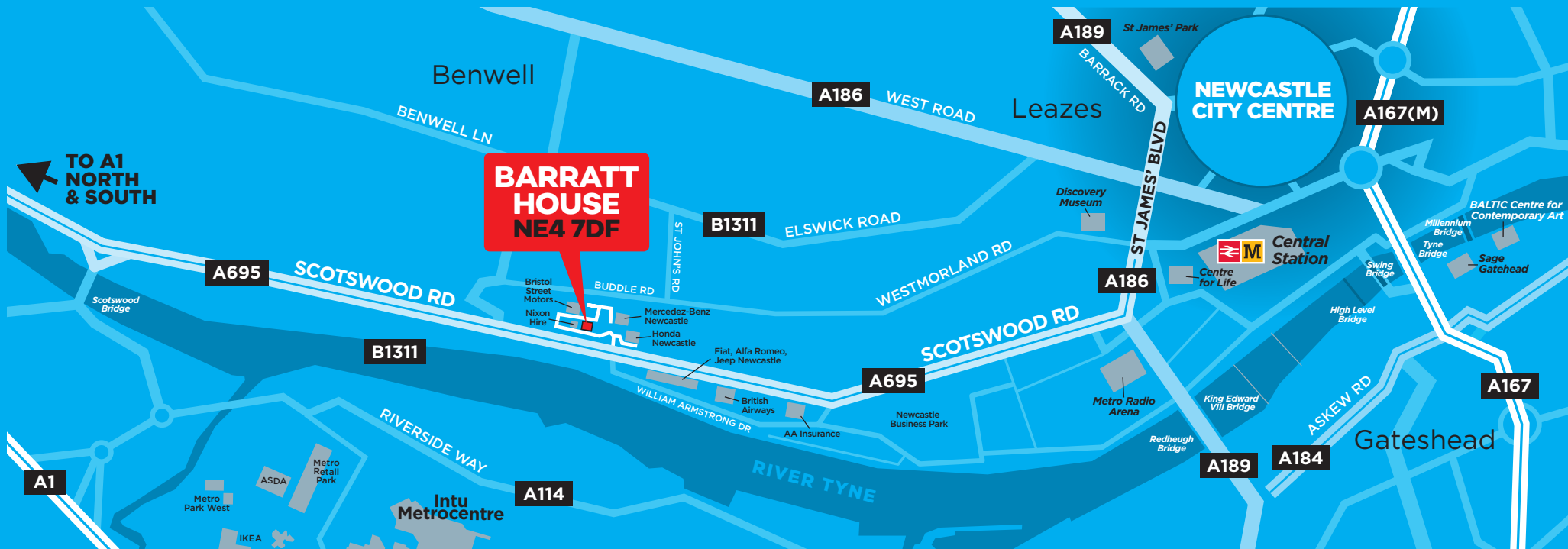
## PROPOSAL

We are instructed to seek offers in excess of £970,000 for the long leasehold interest.

Alternatively the building may be available to let in part or as a whole by way of a new lease for a term of years to be agreed.

## LEGAL COSTS

Each party will be liable for their own costs in any transaction.



## FURTHER INFORMATION

For additional information or to arrange a viewing please contact joint agents:



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