

# FOR SALE/TO LET

## Self Contained Office Accommodation

West One  
Asama Court  
Newcastle Business Park  
NE4 7YD



- **Modern/Self Contained Offices.**
- **10 Dedicated Car Parking Spaces.**
- **Stunning Riverside Position.**
- **223.62 Sq. m (2,407 Sq. Ft.)**

### Location

The property is located on Asama Court, which forms part of Newcastle Business Park on the outskirts of Newcastle upon Tyne. Newcastle Business Park is situated approximately 1.5 miles to the west of Newcastle City Centre with the A1 approximately 3 miles to the West. As well as having excellent access to the region's road networks, Newcastle Business Park is well served by local bus routes.

### Description

The property comprises ground and first floor office accommodation which benefits from stunning views overlooking the River Tyne. Internally, the ground floor compromises office accommodation with separate kitchen and male/ female WC's. The ground floor benefits from part LED lighting.

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## Description cont...

At first floor level the accommodation provides open plan office space benefiting from excellent natural light and kitchen facilities. The premises benefits from raised access floors, gas central heating, suspended ceilings and carpeted covered flooring throughout. The property also has 10 dedicated car parking spaces.

## Accommodation

The property comprises the following approximate areas:

	M <sup>2</sup>	Ft <sup>2</sup>
Reception	8.40	90
Ground Floor	101.72	1,095
First Floor	113.50	1,222
<b>Total</b>	<b>223.62</b>	<b>2,407</b>

## Price

Price on application.

## Rent

£26,500 per annum exclusive of business rates, estates charge and all other outgoings.

## Lease

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

## Rates

Rateable Value (2017 List):	£22,500
Approximate Rates Payable:	£10,680 p.a.

Interested parties should verify the accuracy of such information with the Local Authority at Newcastle Council.

## Estates Charge

There will be a small estate charge levied to cover the costs of maintaining the common areas of the estate.

## VAT

All figures quoted are exclusive of VAT where applicable.

## EPC

Band C (65)- A full copy of the certificate is available on request.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## Further Information

For general enquiries and viewing arrangements please contact James Fletcher or Penny McAteer on 0191 2327030 or email: [jamesfletcher@naylor.co.uk](mailto:jamesfletcher@naylor.co.uk) [pennymcateer@naylor.co.uk](mailto:pennymcateer@naylor.co.uk).

23.10.18 JF



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