

TO LET

8 Fellside Road, Whickham, Newcastle,
Tyne & Wear, NE16 4AL



Office Accommodation

153 - 612 Sq Ft (14.21 - 56.85 Sq M)

- First and Ground floor office accommodation.
- Parking available
- Well located in Whickham
- All inclusive rents
- Flexible terms

For further information please contact:

John Cranshaw
E: john.cranshaw@naylorsgavinblack.co.uk
DD: 07912225407

Jessica Ross
E: jessica@naylorsgavinblack.co.uk
DD: 07702528881

Second Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

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Location

Whickham is situated in the Borough of Gateshead, 5 miles southwest of Newcastle upon Tyne. Fellside Road is located within Whickham centre which is made up of a mixture of residential, retail and office accommodation.

Whickham is served by good public transport links, namely the X30 and 97 buses which provide links to Newcastle city centre. Newcastle Central Station provides frequent main line train services to London (Kings Cross) with a journey time of 2 hours 45 minutes and Newcastle Airport is located approximately 8 miles to the north.

Description

The accommodation comprises of ground floor office suites which form part of the self contained, two storey office building.

Internally the property benefits from a hallway which leads onto shared W/C and kitchen facilities on the ground floor and a stairwell leading to the first-floor offices.

The specification of the offices is as follows:

- Carpeted flooring
- 24-hour access
- Gas Central Heating
- LED Lighting
- Recently refurbished
- Kitchen facilities

Accommodation

The property has been measured and comprises of the following NIA areas:

	Sq Ft	Sq M
Ground floor rooms	350	32.52
Ground floor rooms	115	10.68
First floor room	147	13.66
Total	612	56.85

Rent

The rents are offered on an all inclusive basis.

Floor	Rent
Ground floor rooms	£9,900pa
Ground floor rooms	£2,700pa
First floor room	£4,200pa

EPC

The property has an EPC rating of D (99).

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

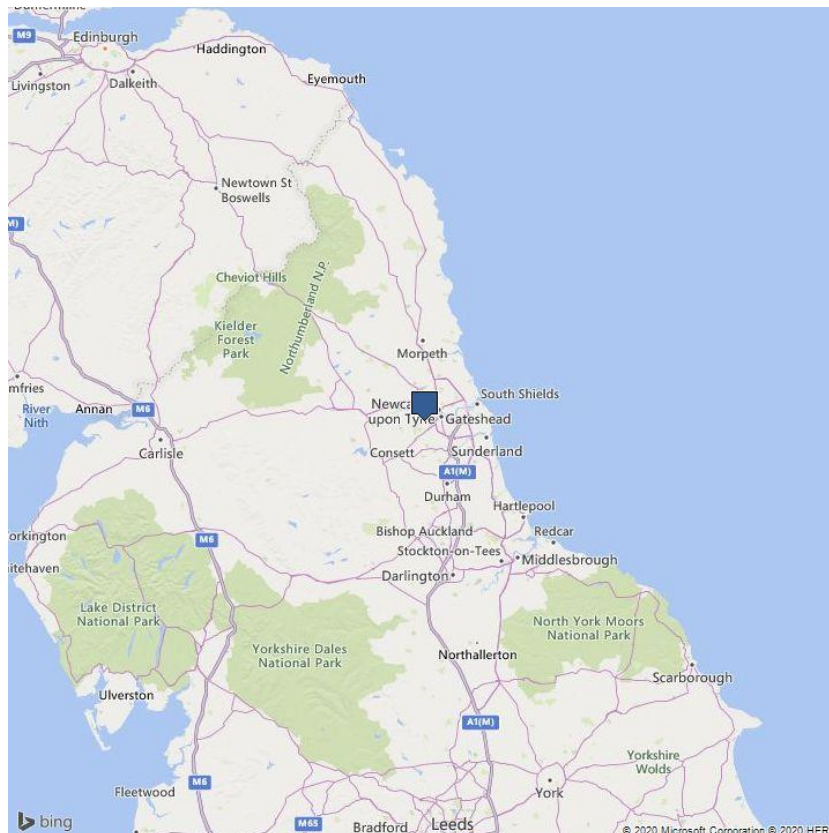
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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