

**PRELIMINARY DETAILS**  
**FOR SALE**

Oceana House, Industry Road,  
Newcastle upon Tyne, NE6 5XB



**Self-Contained Office Accommodation**  
1,484 ft<sup>2</sup> (138.03 m<sup>2</sup>)

- Self-contained office building
- Freehold interest for sale
- Quoting price - £115,000
- Good location off Benfield Road
- In need of refurbishment

**For further information please contact:**

Chris Pearson  
E: [chrisp@naylorsgavinblack.co.uk](mailto:chrisp@naylorsgavinblack.co.uk)  
DD: +44 (0)191 211 1566

John Cranshaw  
E: [john.cranshaw@naylorsgavinblack.co.uk](mailto:john.cranshaw@naylorsgavinblack.co.uk)  
DD: +44 (0)191 211 1569

## FOR SALE

Oceana House, Industry Road, Newcastle upon Tyne, NE6 5XB

### Location

The property is located on Industry Road off Benfield Road which leads directly to the Coast Road, 2.7 miles to the west of Newcastle City Centre in the popular Heaton area. The property is in easy walking distance of Watergate Metro Station with numerous bus routes nearby along the Coast Road.

Nearby occupiers include a Lookers Renault dealership, Crossling, Franks Flooring and Benfield Centre for Sporting Excellence.

### Description

Two-storey brick built self-contained office building. Internally the building needs some redecoration and improvement but has a number of offices, staff kitchen and WC facilities.

### Accommodation

The property comprises the following net internal areas:

	M <sup>2</sup>	Ft <sup>2</sup>
First Floor	75.35	811
Ground Floor	47.64	512
Mezzanine	15.04	161
<b>Total</b>	<b>138.03</b>	<b>1,484</b>

There is car parking to the front of the building.

### Tenure

Freehold.

### Quoting Price

£115,000 plus VAT.

### Business Rates

According to the VOA website the property has a Rateable Value of £8,500 meaning that occupiers may be able to qualify for 100% rates relief.

### EPC

The EPC rating is D98.

### Legal Costs

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

### Money Laundering

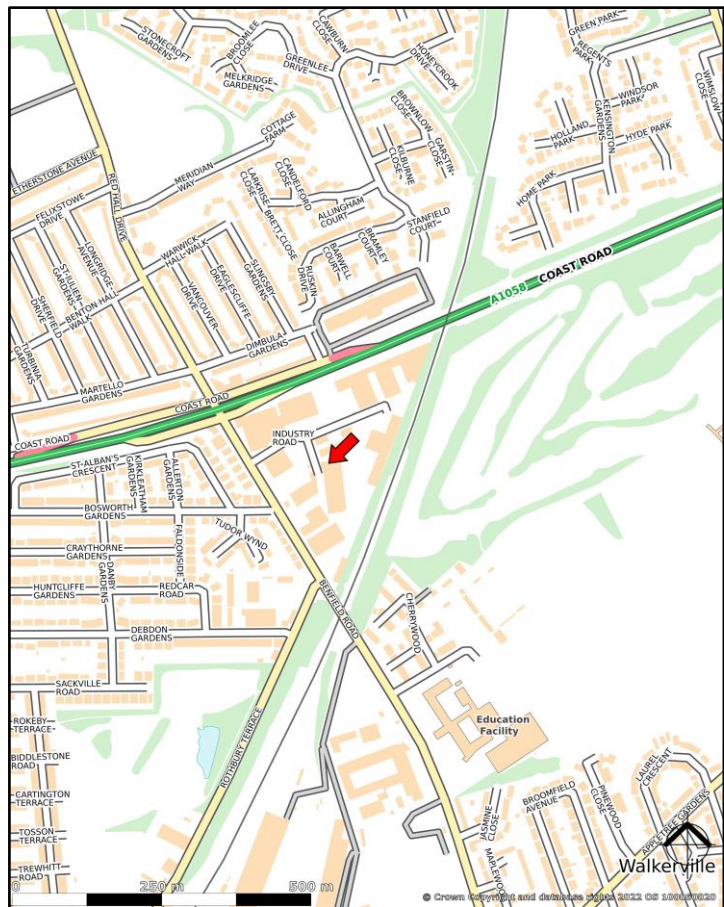
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### 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 Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

### 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.



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