



## Self-Contained Office Building

582 ft<sup>2</sup> (54.07 m<sup>2</sup>)

- 1 allocated car parking space
- On street permits available
- Male and female WCs
- Kitchen facilities
- Benefits from full CCTV coverage

For further information please contact:

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## FOR SALE / TO LET

Half Moon House, Dinsdale Place,  
Sandyford, Newcastle upon Tyne, NE2 1BD

### Location

The subject property is situated on the west side of Dinsdale Place at the junction with Warwick Street towards the southern end of Sandyford and is approximately 1 mile Northeast of Newcastle City Centre.

The surrounding area provides a mixture of residential and commercial uses, whilst the immediate area has enjoyed gentrification over the past few years to provide office type workshops and studio space.

Nearby occupiers include Dakota Design, A & B Industrial Services and Nissan.

### Description

The property is of brick construction under a pitched tiled slate roof and comprises refurbished office accommodation situated over two floor plates.

The office benefits from good levels of natural light and has gas central heating throughout accompanied by a fully working telecom and CCTV system. The property comes with the one car parking space.

### Accommodation

The accommodation provides the following Net Internal floor area:

	M <sup>2</sup>	Ft <sup>2</sup>
First Floor	33.26	358
Ground Floor	20.81	224
<b>Total</b>	<b>54.07</b>	<b>582</b>

### Quoting Rent/ Sale Price

Offers in excess of £130,000 for the Freehold.

£11,000 per annum exclusive of VAT, business rates and service charge.

### Rates

The property has a current rateable value of £4,500 however from 1 April 2023 it will be £6,000.

Qualifying Businesses will be entitled to 100% rates relief. Interested parties are advised to make their own enquiries with the local authority.

### EPC

C 67.

### Legal Costs

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

### 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, London SW1P 3AD Tel: 0207 695 1535.

### VAT

The property is not elected for VAT.