

FOR SALE

No 3 & 4 Gosforth Park Avenue

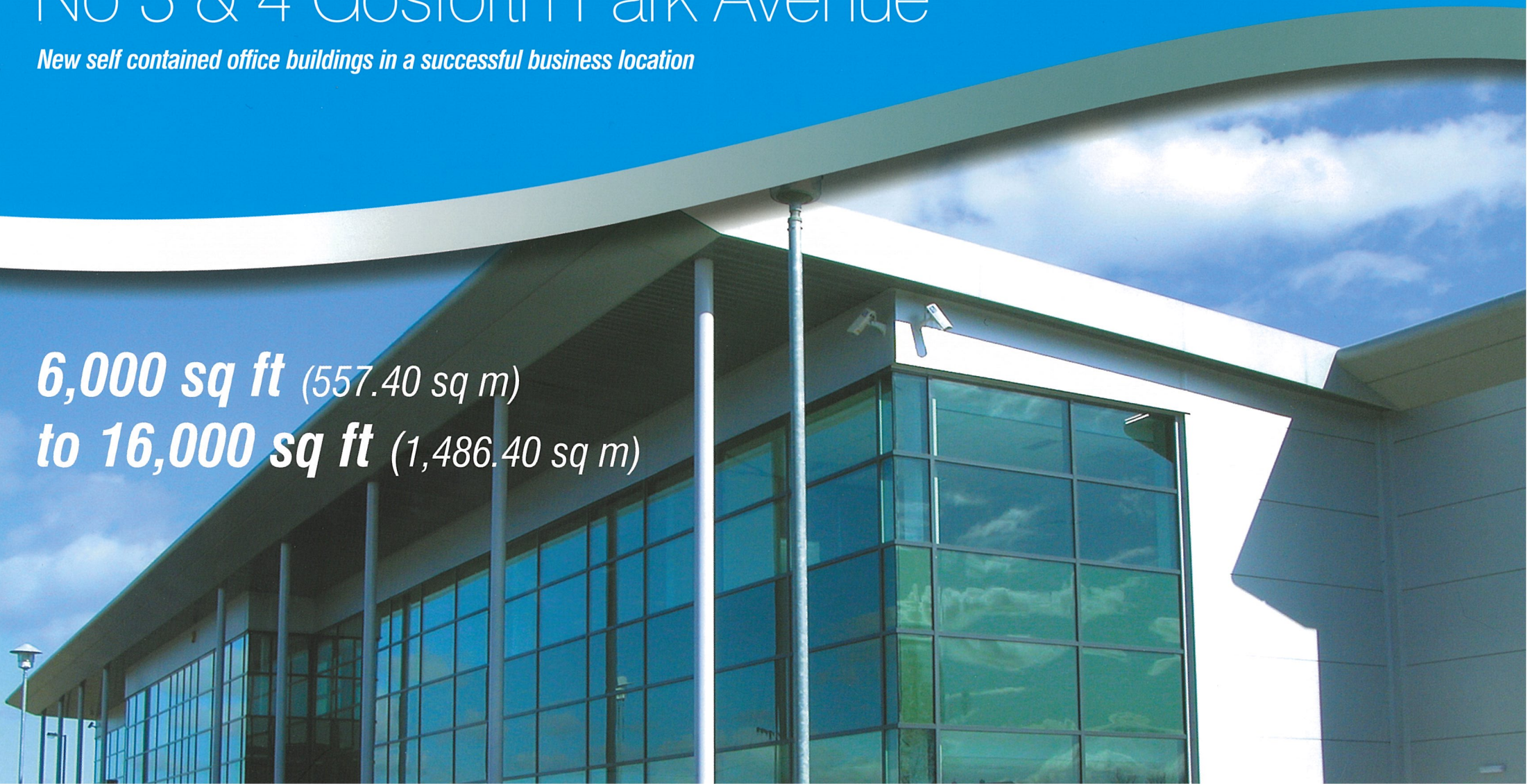
New self contained office buildings in a successful business location



GOSFORTH BUSINESS PARK

NEWCASTLE UPON TYNE

6,000 sq ft (557.40 sq m)
to 16,000 sq ft (1,486.40 sq m)



Location

Gosforth Business Park is located on the northern edge of Newcastle upon Tyne, approximately 4 miles north of the City Centre. There is an established health and fitness club including swimming pool and restaurant on site.

The professional conurbations of Gosforth and Jesmond are within close proximity and the A1(M) providing access North and South is 1 mile away. There are retail facilities available at Longbenton and Gosforth High Street including an ASDA Superstore, which is 1.5 miles to the west of the site.



Description

The new high profile self contained 2 storey office buildings will be set within the highly successful business community, Gosforth Park Avenue. The proposed office buildings are available individually from 6,000 sq ft (557.40 sq m) or may be combined to provide a unit of up to 16,000 sq ft (1,486.40 sq m).

Proposed Specification

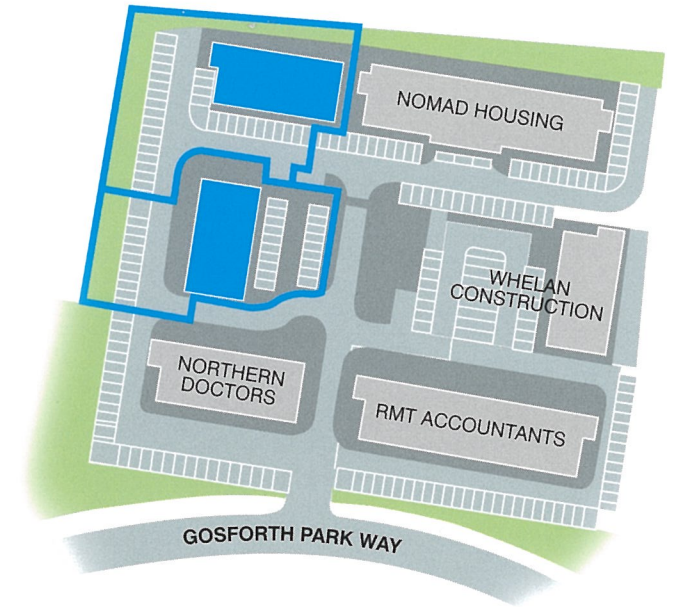
- comfort cooling
- suspended ceilings with Cat LG 3 lighting
- raised access floors
- high quality reception area
- passenger lift
- male/female wc facilities
- fully disabled compliant
- fully landscaped car park
- 68 car parking spaces

Terms

The office buildings are available For Sale on a freehold turnkey basis. Alternatively, the accommodation is available to let by way of and new full repairing & insuring lease for a term and rental to be agreed.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT.



Viewing

BNP PARIBAS REAL ESTATE
0191 232 8127
realestate.bnpparibas.co.uk

Sanderson Weatherall
0191 261 2681
sandersonweatherall.com

MISREPRESENTATION ACT: 1967 The joint agents for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither the joint agents nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order.

PROPERTY MISDESCRIPTIONS ACT 1991: Every reasonable effort has been made by joint agents to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.