

**TO LET**



**HIGH QUALITY OFFICE SUITE**

**First Floor, Unit B1 Eagle House, Asama Court**

**Newcastle Business Park, Newcastle upon Tyne NE4 7YD**





## Key Points

- High Quality Office Suite
- Excellent Views of the River Tyne
- 7 Free Car Parking Spaces
- Size: 1,679 sq ft (155.98 sq m)
- Asking Rent: £12.50 psf
- 100% Rates Relief for Qualifying Businesses

## Location

Eagle house forms part of Asama Court, which is located on the long established and highly successful Newcastle Business Park, with excellent views directly over the river Tyne.

Eagle House is located off the A695 Scotswood Road which is approximately 1 mile west of Newcastle City Centre and 1 mile east of the A1 Newcastle Western Bypass.

Newcastle Business Park is home to many national and local operators including British Airways, Surgo, Lookers and Story Homes.

## Description

Unit B1 Eagle House is a two storey self contained office building of brick construction. The First Floor is available to let as a whole and comprises an open plan office with own WC facilities, kitchen, reception/waiting area, boardroom and a meeting room.





The suite benefits from the following specification;

- Suspended ceilings incorporating LED lighting
- Fully carpeted throughout
- Raised access flooring
- Gas central heating
- Intercom entry system

The first floor comes with 7 free car parking spaces.

### Accommodation

We understand that the suite provides the following approximate Net Internal Areas:

**First Floor**      **156 sq m**      **1,679 sq ft**

### Asking Rent and Lease Terms

The suite is available to rent at an asking rent of £12.50 per sq ft per annum with terms to be agreed on an effective Full Repairing and Insuring basis.

### Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

Rateable Value: £11,500

Interested parties should verify the accuracy of this information and rates payable with local Rating Authority (Newcastle City Council). Some occupiers may be entitled to 100% rates relief.





## **Service Charge**

A service charge is currently levied to maintain the common areas of the building. Further information is available upon request.

## **Energy Performance Certificate**

Full copies of the certificates are available for inspection upon request.

## **Anti 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.

## **Services**

We understand the property benefits from having all mains services connected, however, interested parties are advised to carry out their own investigations with regard to this matter.

## **VAT**

All rents quoted are deemed exclusive of VAT where chargeable.

## **Legal Costs**

Each party to bear their own legal costs.



## Further Information

Strictly by prior appointment with the agents:

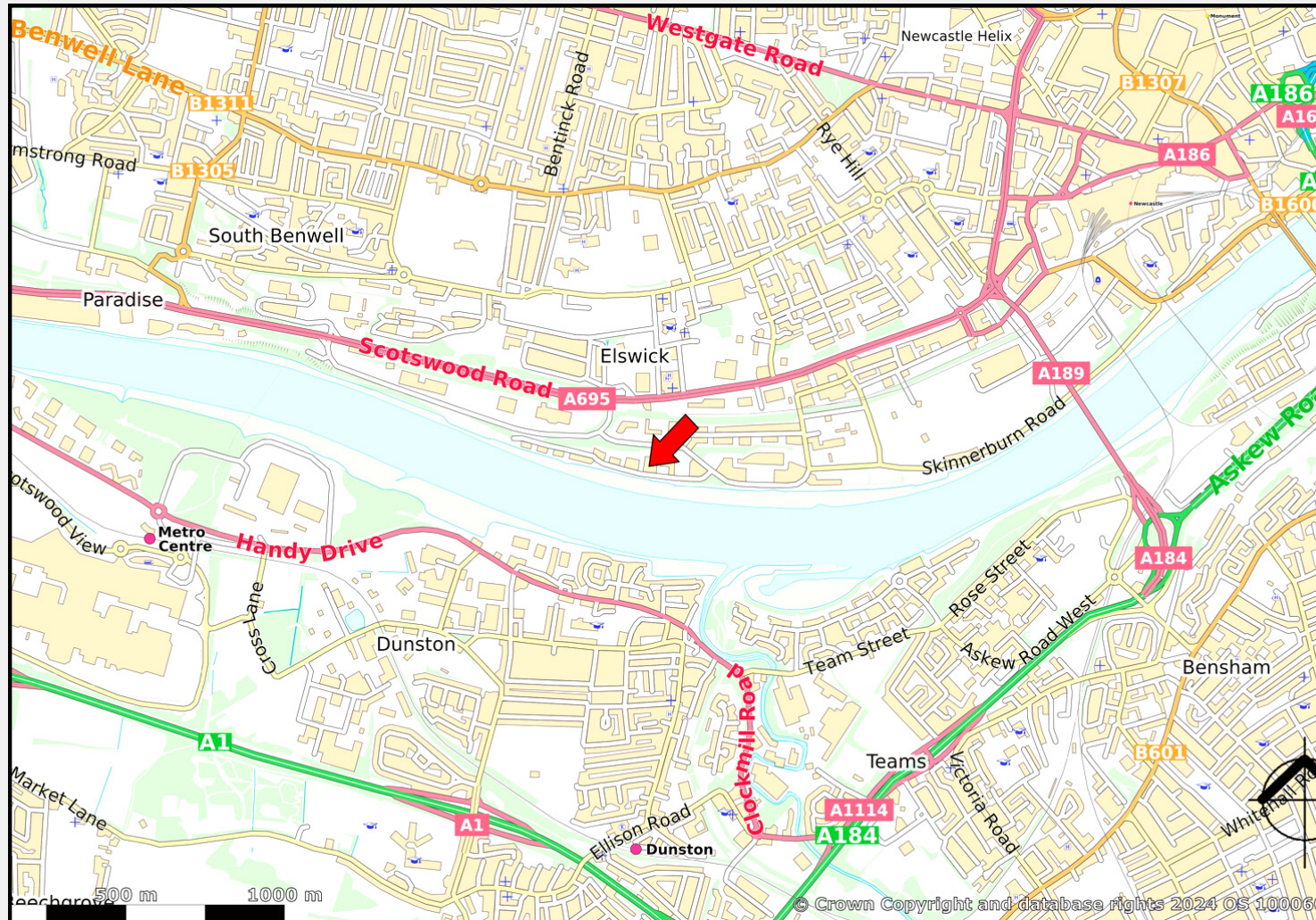
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