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DEVELOPMENT OPPORTUNITY

Carloliol Central and Carloliol Chambers, Newcastle upon Tyne NE1 6UF



Sanderson
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Key Points

- **Development Opportunity**
- **Prominent Location**
- **Site Area: 0.111 hectares (0.273 acres)**

Location

The premises are situated on Carliol Square to the east of Newcastle city centre and overlooks the Central Motorway (A167M). The property benefits from direct access to all major transport links including the A1(M) and A19 Motorways. Central Station is a short distance away giving access to both Scotland to the north and London to the south. Newcastle International Airport is 20 minutes away and can be easily accessed via the local Metro service.

Description

The development site comprises a three storey office building and a cleared site which was formerly a CIU Working Mens Club. The main entrance to the office building is situated on Carliol Square. The office building is of concrete framed construction with full height glazing and a flat roof structure. The former CIU Club has been demolished and now presents as a clear site.

Site Area

We understand from Ordnance Survey measurements that the land comprises the approximate gross area of:

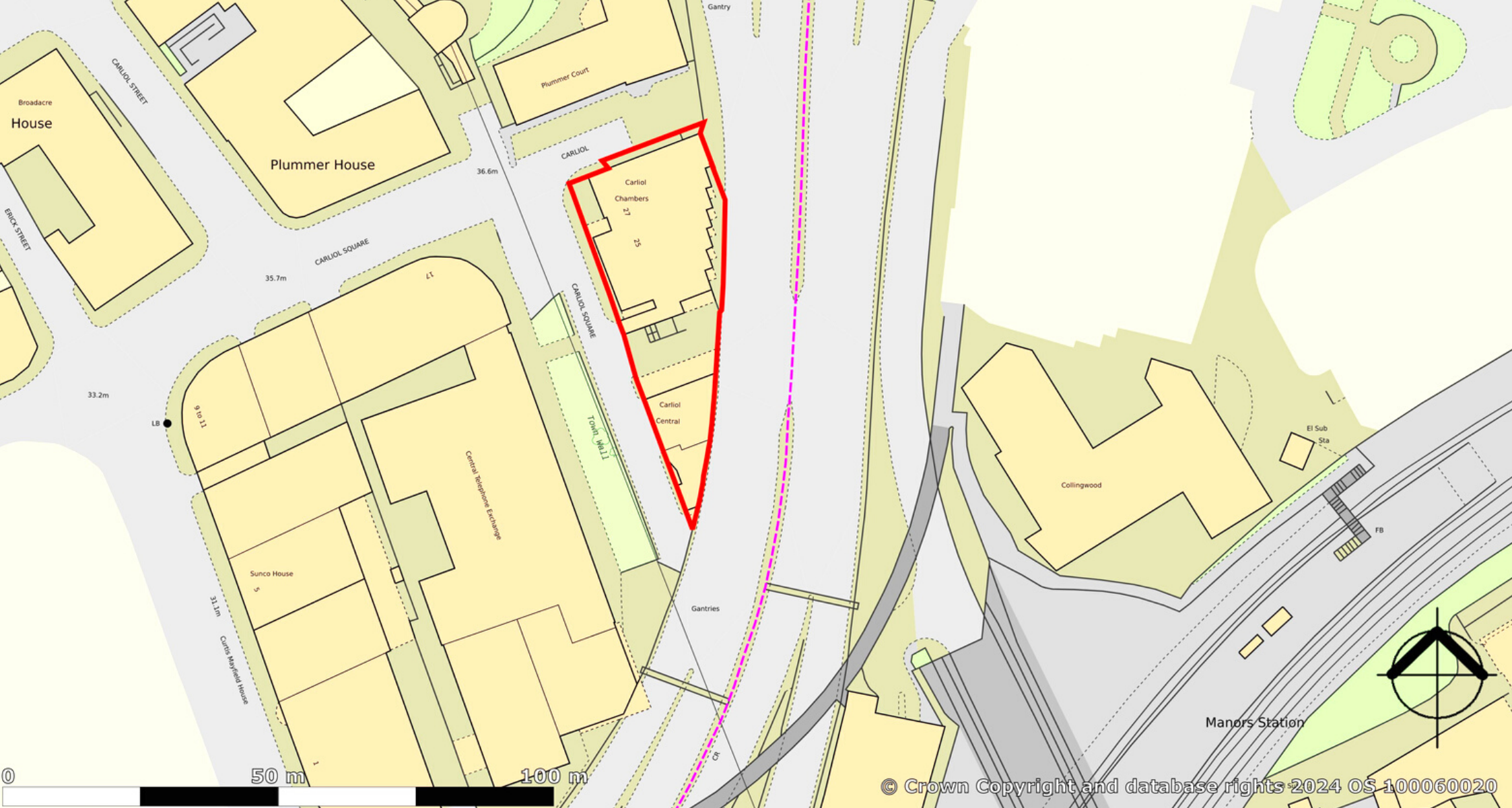
0.273 acres 0.111 ha

Asking Price

Offers are invited for the benefit of our clients freehold interest, subject to contract.

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 that the property benefits from all mains services but interested parties should make their own enquiries in this regard.

Legal Costs and VAT

Each party to bear their own legal costs incurred in any transaction together with any VAT thereon.

All prices quoted are deemed exclusive of VAT where chargeable.

Further Information

Strictly by prior appointment with the agents:

Kevin McGorie
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kevin.mcgorie@sw.co.uk

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Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ



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