

*Newly refurbished
Grade A air conditioned
office space*

Sizes from 638 sq m (6,867 sq ft)
to 2,828 sq m (30,439 sq ft)

Weymouth House

Hampshire Court
Newcastle Business Park
Newcastle upon Tyne
NE4 7YG



To Let

Available now

Weymouth House

*Stunning landscaped environment
with superb views of the River Tyne.*



Description

Weymouth House comprises a two storey brick built office building beneath a tiled pitched roof, its design sits beautifully amongst the surrounding buildings in Hampshire Court. The office building offers modern flexible open plan accommodation, with the ability to occupy on a cellular basis if required. The business park benefits from a high level of CCTV and security patrols.



The office building offers modern flexible open plan accommodation.

Our Location

Weymouth House forms part of Hampshire Court which is located on Newcastle Business Park.

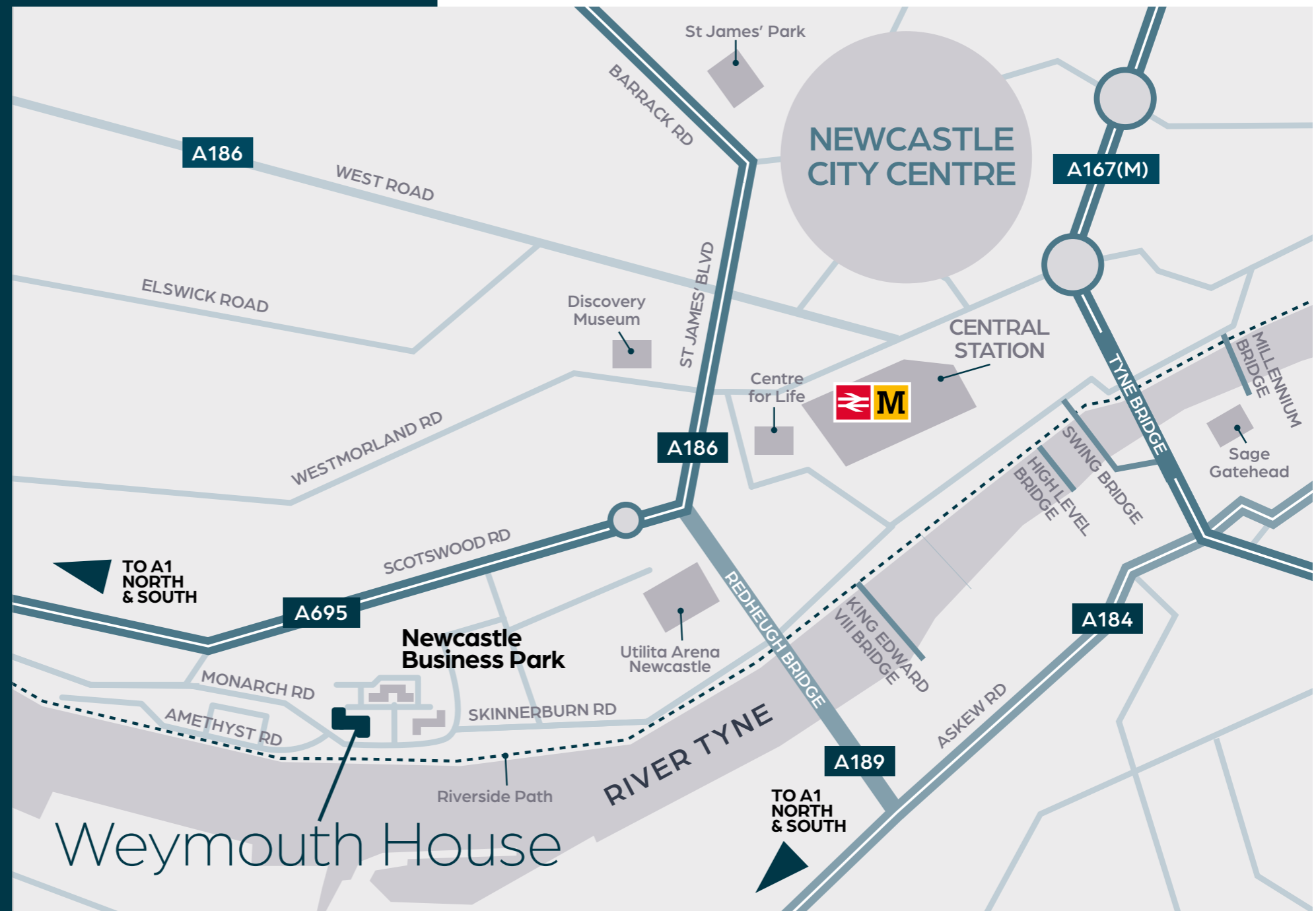
The Park is well established with over 700,000 sq ft of low density office buildings, set within a stunning landscaped environment with superb views of the River Tyne.

The property is located off the A695 Scotswood Road and is approximately 1 mile West of Newcastle City Centre and 1 mile East of the A1 Newcastle Western Bypass. Newcastle Airport is only 4 miles away.

OCCUPIERS WITHIN THE PARK INCLUDE:

- Ministry of Justice
- Environment Agency
- Rural Payments Agency
- Story Homes
- Lookers
- British Airways
- Sergo
- Faithful & Gould

A riverside path links the park to the city centre which is within a 15 minute walking and cycling distance.

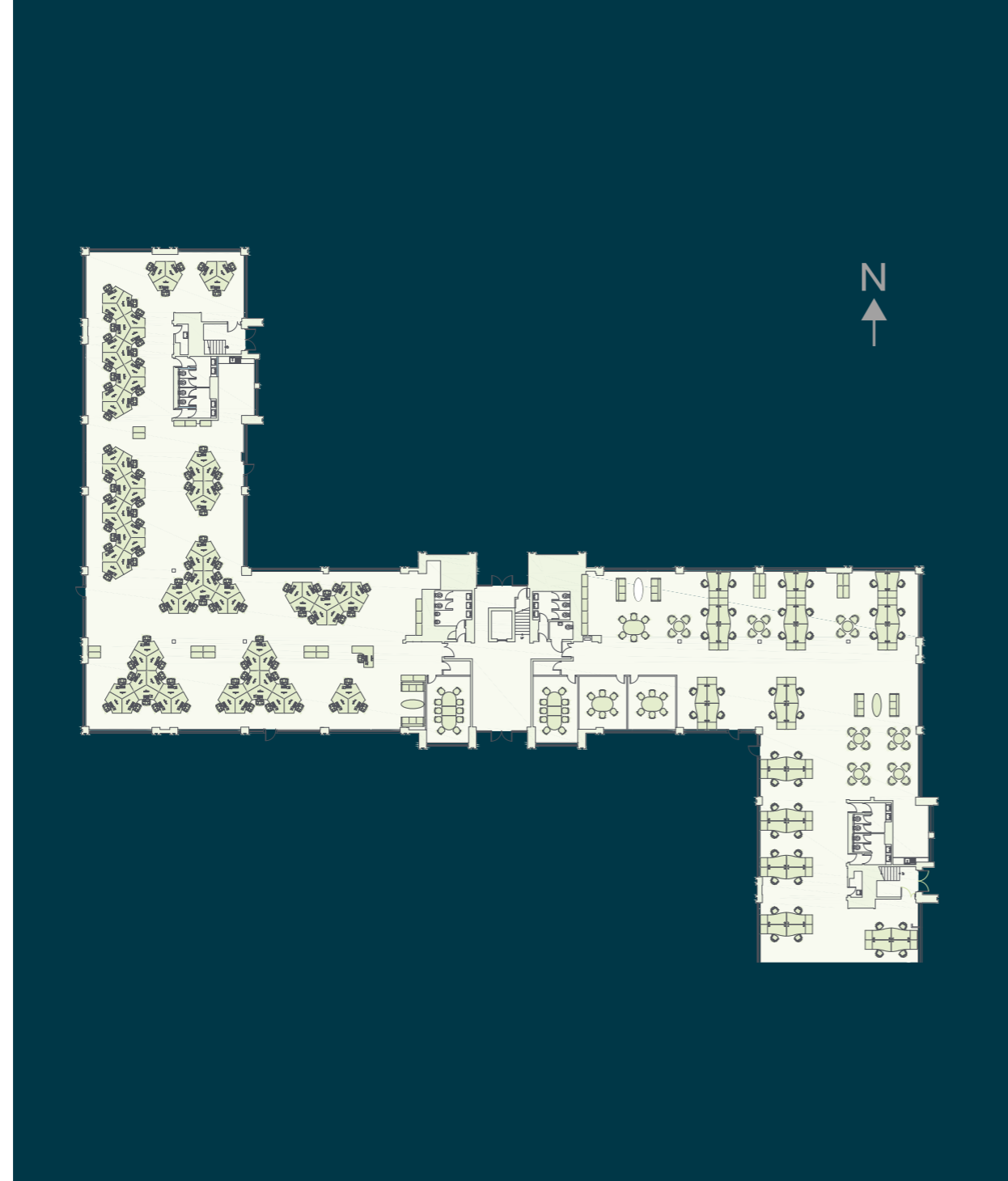


Weymouth House

Weymouth House

*Within walking distance to the city centre
via a riverside path.*

Hampshire Court, Newcastle Business Park, Newcastle upon Tyne NE4 7YG



Indicative Floor plan

Accommodation



The accommodation comprises of the following approximate areas:

FLOOR	SQ M	SQ FT
GROUND FLOOR WEST	37	398
GROUND FLOOR WEST	733	7,890
GROUND FLOOR EAST	638	6,867
FIRST FLOOR WEST	757	8,148
FIRST FLOOR EAST	663	7,136
TOTAL	2,828	30,439

Weymouth House












The office building offers modern flexible open plan accommodation, with the ability to occupy on a cellular basis if required.

Specification

Newly refurbished Grade A office space



-  - Energy efficient VRF comfort air conditioning - 1 person per 10sqm
-  - LED lighting
-  - Raised access floor 150mm clear floor void
-  - Floor to ceiling height 2.7m
-  - New mineral fibre suspended ceiling
-  - Carpeted flooring
-  - 100 parking spaces
-  - Tea point facilities
-  - Newly installed male, female and accessible WC facilities per suite
-  - Newly installed shower facilities
-  - Newly installed automated sliding access doors
-  - Door access control installed to main building entrance doors
-  - Fully refurbished passenger lift 8 person capacity
-  - Each of the office suites has comprehensive Cat 6 data cabling

EPC

The property has an EPC rating of B(50).

TENURE

New full repairing and insuring lease available for a term to be agreed.

RENT

On application.

RATEABLE VALUE

To be reassessed.

More Information

VIEWING

For further information or an appointment to view please contact the letting agents.



TONY WORDSWORTH

DD: 0191 269 0508

tony.wordsworth@avisonyoung.com

ADAM LAWSON

DD: 0191 269 0064

adam.lawson@avisonyoung.com



JEFF PEAREY

M: 07738 501 673

jeff.pearey@jll.com

CHRISTABELLE DAY

M: 07849 570 131

christabelle.day@jll.com

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