

Carr Ellison House  
William Armstrong Drive,  
Newcastle upon Tyne,  
NE4 7YA



### **Carr Ellison House William Armstrong Drive, Newcastle upon Tyne, NE4 7YA**

- Prime Edge of City Centre redevelopment opportunity
- Existing Office building of 10,440.88m<sup>2</sup> (112,389 sq ft)
- Occupying a site of 2.22 hectares (5.49 acres)
- 400 car parking spaces
- Suitable for a range of alternative uses, subject to planning
- Available with Full Vacant Possession

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Third Floor  
Central Square South  
Orchard Street  
Newcastle Upon Tyne  
NE1 3AZ



# Commercial property for sale

Carr Ellison House  
William Armstrong Drive,  
Newcastle upon Tyne, NE4 7YA



## Property Highlights

Carr Ellison House comprises a detached four storey brick built office building occupying a gateway site to Newcastle Business Park and occupying a level site with access from William Armstrong Drive. The building has been refurbished in part with a new ground floor reception area, spacious kitchen and staff restaurant area with the upper floors presented mostly in open plan.

## Location

Carr Ellison House is located on Newcastle Business Park located immediately south of Scotswood Road (A595) dual carriage way, approximately 1 mile west of the City Centre and approximately 1 mile east of the A1. Scotswood Road is one of the main arterial routes into the City Centre. Newcastle International Airport is located approximately 8 miles to the north west, with Central Station located approximately 2 miles to the North East

## Opportunity

We are instructed to offer the freehold interest in the building For Sale with full vacant possession.

Carr Ellison House occupies a significant high profile site extending to 2.22 ha (5.49 acres) which may continue in its existing office use as described below or be suitable for arrange of alternative uses, subject to planning, including:

- Urban Logistics
- Trade Counter
- Builders Merchants
- Motor Trade
- Healthcare
- Residential

## Planning

The property currently has consent for Office Use under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Interested parties are encouraged to make their own enquires as to the potential for any alternative use

Area (GIA)	Sq ft	Sq m
Ground floor	37,771	3,509
1st floor	32,492	3,018
2nd floor	33,747	3,135
3rd floor	8,379	778
<b>Total</b>	<b>112,389</b>	<b>10,441</b>

## Estate Charge

The Estate Charge is currently running at £0.88 sq ft.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Tenure

The premises are available to purchase on a freehold basis with full vacant possession

## Purchase Price

We are invited to seek offers around £2,500,000 for the freehold title

## VAT

VAT if applicable will be charged at the standard rate.

## EPC

The property has an EPC Rating of D82.

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## Newcastle Business Park

Newcastle Business Park has been long established and provides over 700,000 sq ft of low density office accommodation on the northern bank of the River Tyne, set within a well maintained landscaped setting. The subject site occupies an elevated position at the gateway to the park, with commanding south facing views across the river.

The location is well supported by public transport, with regular bus services travelling through the park and connecting residential suburbs to the west of the City to the City Centre. Furthermore, the Park sits on a river side pedestrian and cycle route connecting it with the City Centre and beyond to the Quayside and Ouseburn Valley.

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# Commercial property for sale

191 High Street, Gateshead  
Tyne & Wear, NE8 1AS



## Ground Floor Plan



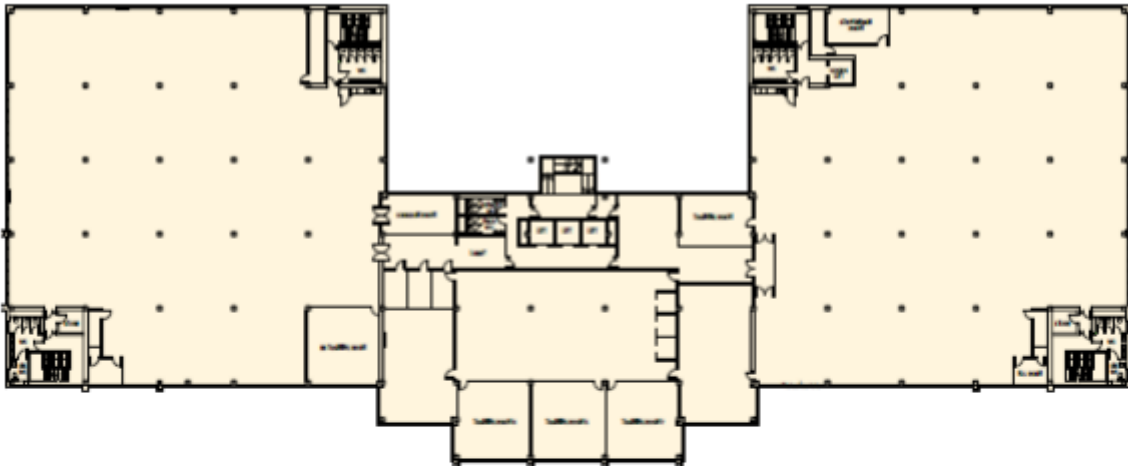
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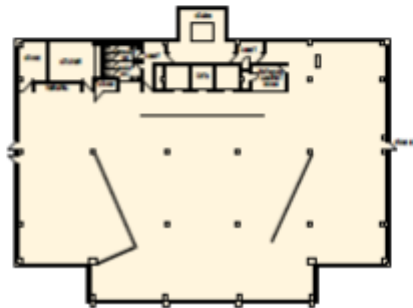
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## First and Second Floor Plan



## Third Floor Plan



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# Get more information

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