

# FOR SALE

550.95 Sq Ft



## AUDIT HOUSE AND SAVILLE HOUSE, OAKWELLGATE, GATESHEAD NE8 2AU

- 1 x office and 1 x office/warehouse building
- Excellent location in a prominent position
- Available together or separately
- Immediately adjacent to a local authority development site

DGRE

# AUDIT HOUSE AND SAVILLE HOUSE, OAKWELLGATE, GATESHEAD, NE8 2AU

Prime location close to the Tyne Bridge.

The property comprises a site containing a two story detached office building, and a two story detached warehouse/office with roller shutter and rear delivery yard, thought to have been built in approximately 1980, of traditional construction, and subject to alterations and refurbishment at a later date. Adequate separate car parking at both buildings.

The site is immediately adjacent to a land holding being assembled by the Local Authority as Gateway development and may present an opportunity for a developer to link in with such a development.

Available together or individually.

## Location

The subject property is located at Oakwellgate on the outskirts of Gateshead town centre on the south bank of the River Tyne opposite Newcastle city centre.

Specifically, the site is located in a small commercial area, surrounded by major road and rail transport infrastructure including the A167 extending to the bridge for access between Gateshead and Newcastle upon Tyne.

The location also boasts landmark sites, such as Sage, Gateshead, Baltic Centre for Contemporary Art, Gateshead College and The Millennium Bridge.

## Accommodation

Office property (IMPS):  
Ground floor - 134.37sqm  
First Floor - 138.18

Office/Warehouse (GIA):  
Ground floor - 139.2 sqm  
First floor - 139.2 sqm

The above floor areas are for guidance only.

## Tenure

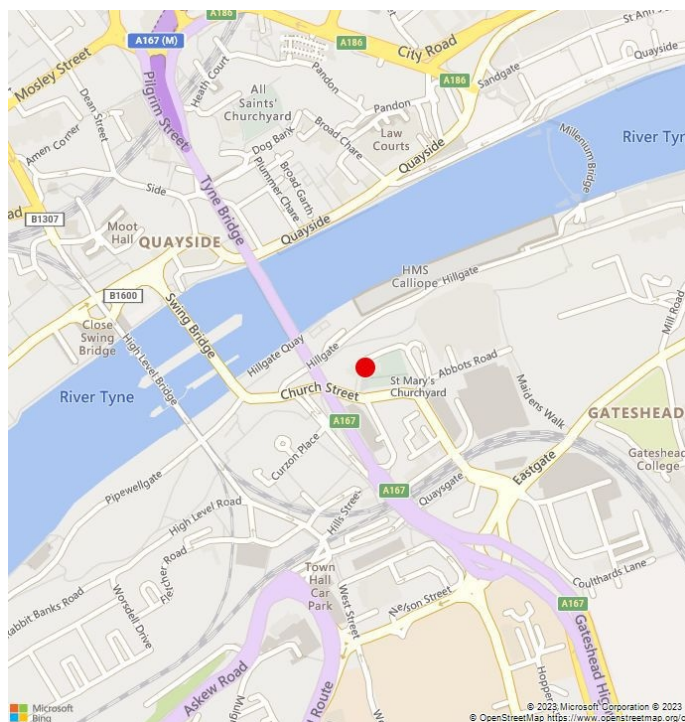
The main property is held Freehold.  
The rear yard is held Leasehold.

## Planning Information

We assume the property has planning for existing uses i.e. office and warehouse use.

## Services

We understand the property is connected to all mains services.



## Additional Information

### Price

£800,000 for the Freehold

### EPC

The EPC has expired but we are advised that the client has instructed a new EPC.

### Viewing

Available by appointment through DGRE.

**DGRE Agency**  
01642 967095  
agency@dgre.uk