

2 Gosforth Parkway

Gosforth Business Park, Newcastle upon Tyne NE12 8ET

FOR SALE/TO LET

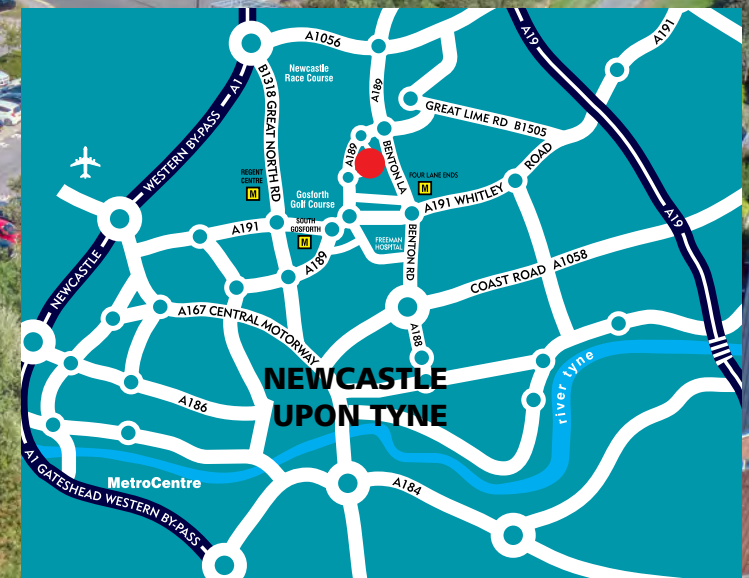
From 1,059.30 to 3,290.04 sq m (11,402 to 35,413 sq ft)

- Opportunity to purchase freehold office building
- 89 car spaces
- Fully fitted with staff facilities and meeting rooms
- Good location on established Business Park
- Client may also let floor-by-floor

LOCATION

Gosforth Business Park is an established business park originally developed by Persimmon Homes and Rokeby Developments in early 2000s where the main occupiers include BT, Parkdean Holidays and RMT Accountants.

The Business Park is on the A189 Salters Lane to the north of Gosforth, providing easy access to both the A1 and A19. Drive times to Newcastle International Airport and Newcastle City Centre are approximately 18 and 10 minutes.



Description

The property comprises a modern self-contained office building of 35,413 sqft arranged over three floors divided by a central core.

The ground floor provides a reception/lounge area with seating and café/break out with a fully fitted kitchen. The area was refurbished in 2017 to provide a modern bright environment for staff with shower facilities, bike storage and open plan office accommodation.

The building is serviced via passenger lift to an open plan lobby on each floor which have the benefit of kitchen facilities, staff amenities and meeting rooms. The third floor also has a large boardroom.

Accommodation

The building is available from 11,402 – 35,413 sqft and provides the following net internal floor areas:

FLOOR	SQ M	(SQ FT)
Ground	1,127.54	12,137
First	1,059.30	11,402
Second	1,103.20	11,874
TOTAL NIA	3,290.04	(35,413)

Tenure

Freehold

Quoting Terms

The quoting price for a sale is £2.5M.

The quoting rent assuming the current condition is £11psf.

Rateable Value

The current rateable value of the building is £290,000 giving rates payable of £146,160 per annum (£4.02psf).

Energy Performance Certificate

Available on request.

VAT

VAT is payable on all building outgoings.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

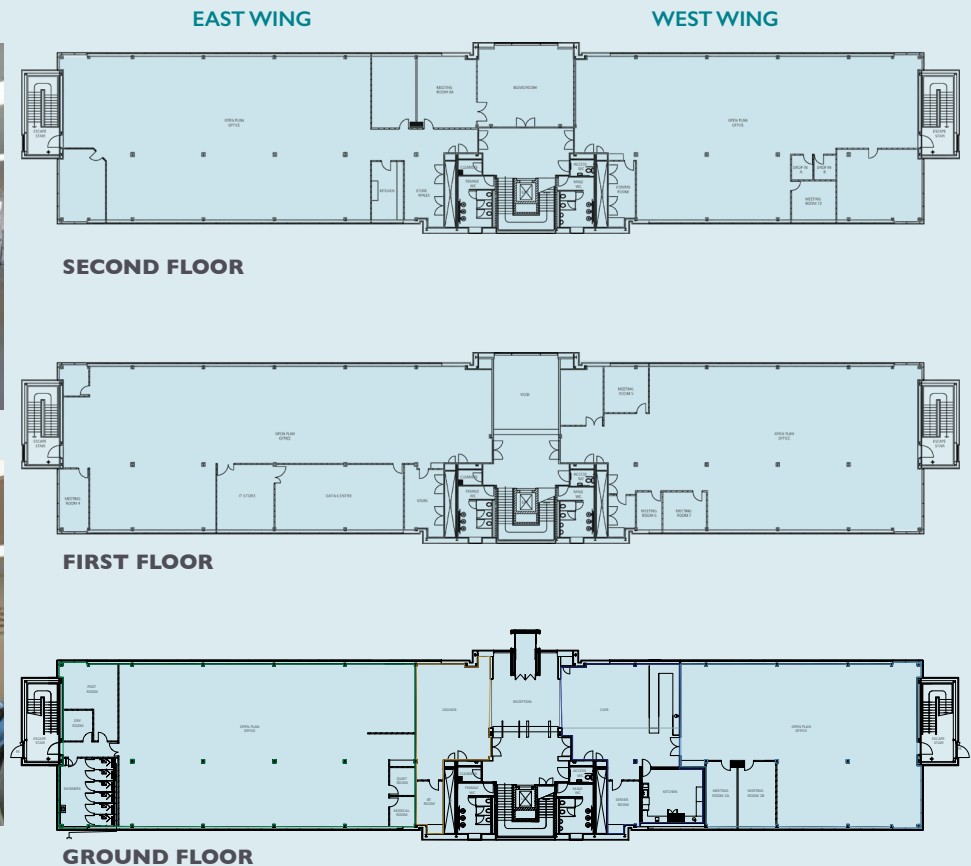
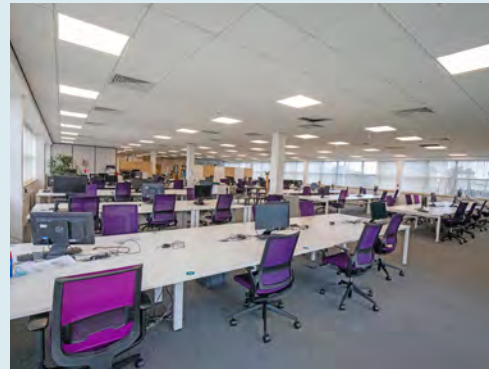
Money Laundering

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.



SPECIFICATION

- Air conditioning
- LED light fittings
- Carpeting
- Raised floors
- Fully fitted
- Passenger lift
- 89 car parking spaces (1:398 sq ft)





VIEWING

For further information please contact the Joint Agents:



0191 223 5800

cushmanwakefield.co.uk

Greg Davison

E: greg.davison@cushwake.com

DD: +44(0)191 223 5710

M: +44(0) 7917 651 846

Ben Davis

E: ben.davis@cushwake.com

DD: +44(0)191 223 5713

M: +44(0) 7557 863 739

Naylors
Gavin Black

0191 232 7030

naylorsgavinblack.co.uk

Chris Pearson

E: chrisp@naylorsgavinblack.co.uk

DD: +44(0)191 466 1349

M: +44(0) 7834 328 678

Jessica Ross

E: jessica@naylorsgavinblack.co.uk

DD: +44(0)191 211 1544

M: +44(0) 7702 528 881

Important: Misrepresentation Act 1967: The Agents for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. September 2021 ref: 6792