

To Let

Office Building, Brama teams Industrial
Park, Ropery Road, Gateshead, NE8 2RG



Self-Contained Office/Hybrid Unit 3,757ft² (349 m²)

- Two storey purpose-built office building
- Open plan accommodation
- Planned refurbishment
- Rear Yard Space
- Surround palisade fencing to be installed
- Ground floor storage with roller shutter access

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Location

Brama Teams is located just off Ropery Road which connects to the A184 and in turn to the A1.

The A1 provides excellent access to the Northeast area with Newcastle upon Tyne to the North and Gateshead and Sunderland to the South. The estate is part of a wider industrial complex with a range of sizes and styles of industrial buildings.

Further residential developments are located to the West and the South of the site

Description

The property comprises a two-storey brick-built building providing office accommodation and storage. Externally the property benefits from a yard that can be used as vehicle parking or storage.

The building also has the benefit of a rear roller shutter door which will benefit both office occupiers and industrial users. A new fence will be erected to the front of the building to separate it from the rest of the estate and provide a secure storage compound.

The ground floor is made up of an entrance lobby and staircase, along with a large open plan storage room and several smaller office suites.

The first floor is similarly split; however, it is more tailored to office use with rooms being smaller and more partitions being in place.

Accommodation

The property comprises the following approximate areas:

	M ²	Ft ²
Total	349m ²	3,757ft ²

Tenure

The property is available to let on a full repairing and insuring terms for a term of years to be agreed.

Rent

£5.50 psf i.e. £20,700 per annum exclusive.

Business Rates

Rateable value- £ (2017 list)

EPC

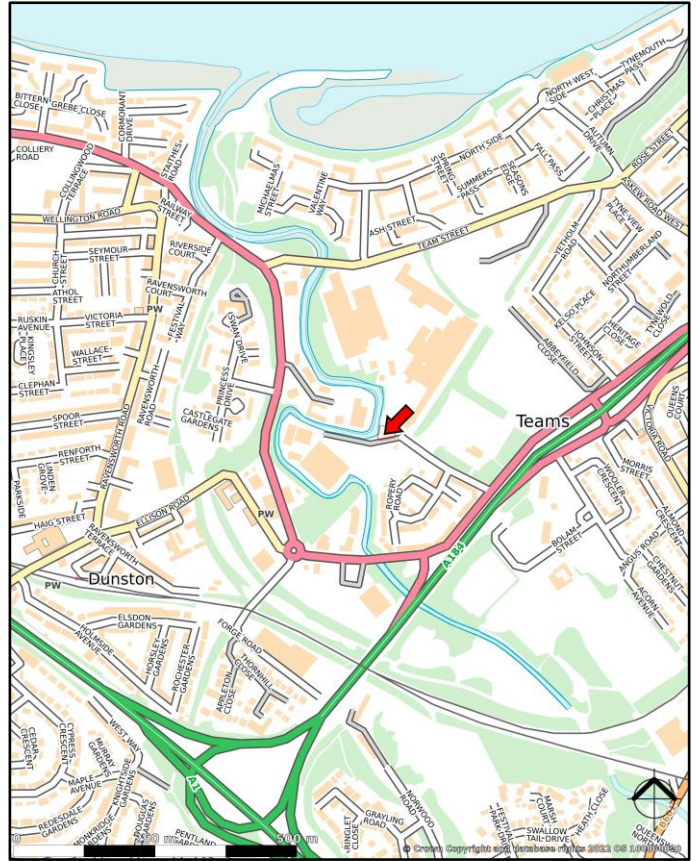
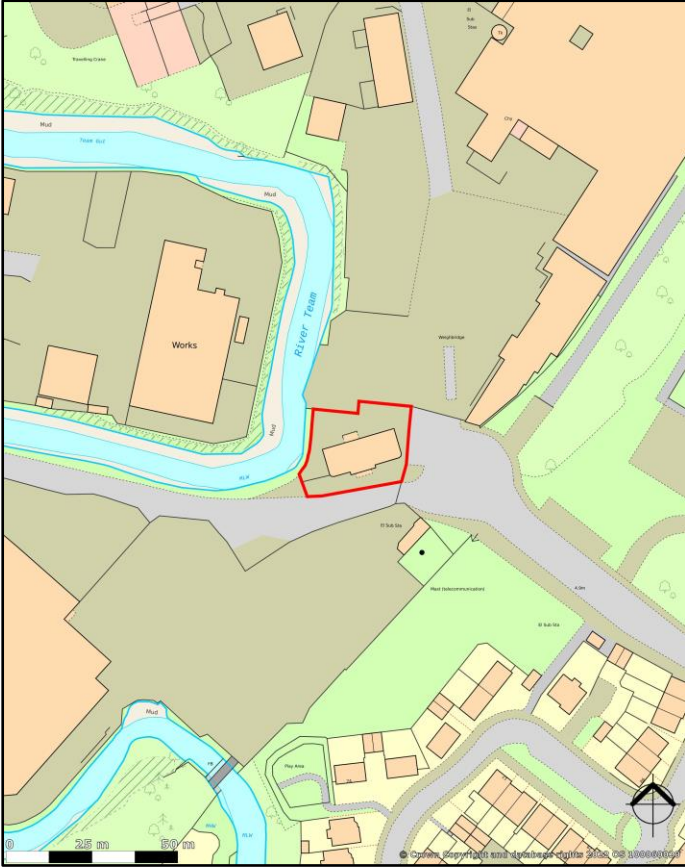
The property has an EPC rating of D (95).

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London, SW1P 3AD. Tel: 024 7686 8555.

VAT, Rents and Outgoings

All numbers quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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