

TO LET

7 Park Road, Gosforth Business Park,
Newcastle upon Tyne, NE12 8DG



Ground Floor Office Premises

1,744 ft² (162 m²)

- Attractive office suite
- Comfort cooling
- Fully fitted with kitchen/amenity area
- 5 car parking spaces
- Established business park location

For further information please contact:

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Location

The property is located in the established Gosforth Business Park which is north of Newcastle City Centre via the A189. The Park is close to Newcastle International Airport and the A1(M)/A19 plus is also well served by local bus routes. Gosforth Business Park is also within easy walking distance of Quorum Business Park offering retail and food outlets.

Gosforth Business Park is home to many occupiers including the BT regional Call Centre, Park Dean Resorts, Karbon Homes and an impressive Nuffield Health Gym with swimming pool.

Description

The property is a modern brick built two-storey office building which internally benefits from a high level of tinted glazing, air conditioning units, suspended ceilings, perimeter trunking and carpeting. The suite includes a large ground floor kitchen and amenity area together with their own WC. The property also benefits from external dedicated parking for 4 cars and bike storage.

Accommodation

The property comprises the following net internal areas:

	M ²	Ft ²
Ground Floor	162	1,744

Lease

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

Rent

The quoting rent is £23,500 per annum exclusive of VAT, rates and service charge.

Service Charge

There will be a small service charge to cover external repairs, gutter cleaning, servicing of the boiler and fire/security alarms.

Business Rates

To be assessed.

EPC

The rating is C68.

Legal Costs

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

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: 0207 695 1535.

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

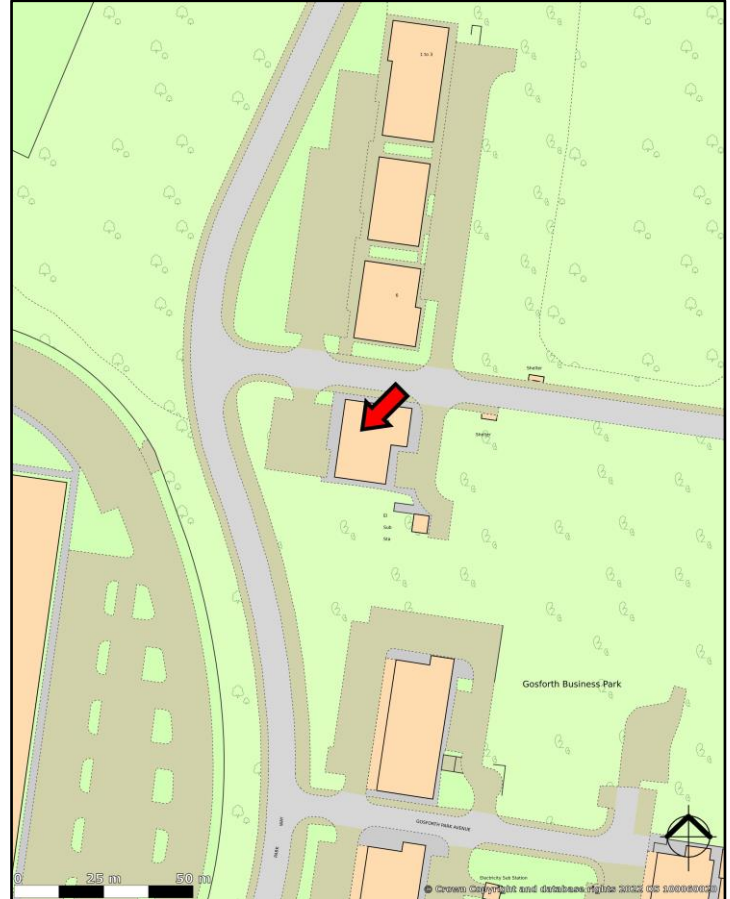
- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

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VAT

All rents, premiums and purchase prices 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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