

# TO LET / FOR SALE

West Three, Asama Court, Newcastle Business Park, NE4 7YD



## **Modern Office Accommodation**

## 2,329 ft<sup>2</sup> (216.42m<sup>2</sup>)

- Overlooking the River Tyne
- 10 Car parking spaces
- Self-contained
- Recently refurbished with tenant amenities
- Digital alarm system
- New lease / purchase opportunity





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#### Location

The property is located on Asama Court, which forms part of Newcastle Business Park on the outskirts of Newcastle City Centre. Newcastle Business Park is situated approximately 1.5 miles to the east of Newcastle City Centre with the A1 approximately 3 miles to the West. As well as having excellent access to the region's road networks, Newcastle Business Park is well served by local bus routes.

### **Description**

The property is a self-contained office building on ground and first floors which benefits from stunning views overlooking the River Tyne. Internally, the unit is recently refurbished and fitted out to a good standard with open plan offices, meeting rooms, W/C facilities and kitchen.

At first floor level the space is open plan and benefits from excellent natural light. The unit benefits from raised access floors and gas central heating. Externally the property has 10 dedicated car parking spaces.

#### **Accommodation**

The property comprises the following net internal areas:

	M <sup>2</sup>	Ft <sup>2</sup>
First Floor	100.16	1,078
Ground Floor	116.26	1,251
Total	216.42	2,329

#### Rent

£28,000 per annum exclusive of VAT, rates and service charge.

#### **Sale Price**

£350,000 exclusive of VAT

#### **Tenure**

Long Leasehold

### **Estates Charge**

There will be a small estate charge levied to cover the costs of maintaining the common areas of the estate.

#### **Business Rates**

According to the VOA website the rateable Value (2023 list) is £16,750.

#### **EPC**

The property has an EPC rating C (63).

### **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.

#### **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: 0247 686 8555.



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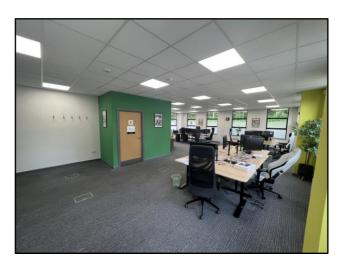
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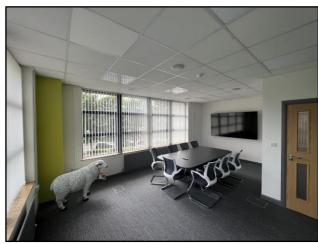
#### **VAT**

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.











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(ii) All descriptions, , reference to condition and necessary permissions for use and occupation and other details are given in go of faith and are believed to be correct but without responsibility on the part of Naylors 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.