



TO LET – Second Floor - 2,338 Sq Ft (217.2 Sq M)

**Sir Bobby Robson House, Sir Bobby Robson Way, Newcastle Great Park,
Newcastle upon Tyne, NE13 2BA**

Naylors 
Gavin Black
Commercial Property People

Location

Sir Bobby Robson House offers Grade A offices with an excellent specification, located within Esh Plaza in Newcastle Great Park.

Proximity to the A1, the A19, Tyne & Wear Metro and Newcastle International Airport ensure first class communications throughout the region and beyond. The location therefore provides an ideal base for business.

Description

Accessed through an impressive entrance and reception area, the last remaining suite is available offering fully fitted Grade A high specification accommodation with comfort cooling and raised floors.

Current occupiers include Persimmon Homes, CSA, Vistry Homes, Ion, Hydrock and Mental Health Concern.

Specification

- Air conditioning
- Raised floors
- LED light fittings
- Blinds
- Fully fitted with 2 meeting rooms/offices
- Kitchen facilities
- Furniture - 26 desks
- Fibre connections (Openreach)

Accommodation

The available suite is on the second floor and is 2,338 sq ft (217.2Sq M) with 8 car parking spaces.

Rent

£13.95 per sq ft

Service Charge

£6 psf including the cost of all utilities.

EPC

The property has a rating of C(74).

Rateable Value

According to the VOA website the rateable value is £21,000 giving rates payable of £10,479 (£4.48 psf).

Legal Costs

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

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.

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.

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