



Self-Contained Studio/Office Premises

3,307 Sq Ft (307.22 Sq M)

- Traditional features throughout
- Private car park with approximately 11 car parking spaces
- Enclosed yard/break out area
- Close to good public transport links

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TO LET / FOR SALE

Point 5/New Eden House, Fletcher Road,
Gateshead, Tyne and Wear, NE8 2ET

Location

Point 5 is located on Fletcher Road in Gateshead, on the site of the former Greenfield Railway Works. The immediate surrounding area has seen a significant redevelopment, dominated by the adjacent Ochre Yards, a residential development of over 600 units, developed in phases over the last 8 years.

The main access to the property is via a one way system which runs along High Level Road and through the Ochre Yards development.

The property benefits from great public transport links including Gateshead Bus and Metro Interchange reached within a 8 minute walk. Pedestrian access to Newcastle Central Station and Gateshead Quays is also good, both of which being within a 15 minute walk.

There is a healthy level of local amenities in the surrounding area, including the Trinity Square shopping centre (10 mins walk) and the recently refurbished railway arches on Wellington Street (2 min walk).

Description

Point 5 is a former railway building dating from 1800's which was comprehensively refurbished in 2008. The property comprises a two-storey self contained office with a private car park for approximately 11 cars and enclosed outdoor space to the East of the property. The building is of stone construction under a pitched slate roof. The entrance is positioned in the centre of the building and is accessed via a single entry door.

The accommodation is set out over ground and first floor and benefits from a feature open staircase, offering a centre piece to the building. The ground floor has one meeting room located in a central position, off the reception, whilst there is a larger segregated office to the south. The first floor is entirely open plan. There are kitchen facilities located on First floor whilst a ground level there are male & female WC's and a shower room.

General specification includes:

- VRF cooling system incorporate ceiling mounted cassette units
- Suspended LG7 lighting
- Perimeter radiators (has fired system)
- Perimeter data and power (trunking)
- Solid timber floors
- Exposed roof trusses
- Male, female and accessible WCs
- On site parking

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Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Ground Floor	1,708	158.67
First Floor	1,599	148.55
Total	3,307	307.22

Rent

The property is available to let on FRI basis at a rent of £18.50 Per Sq Ft.

Price

Freehold - £550,000

EPC

The property has an EPC rating of C (63).

Rateable Value

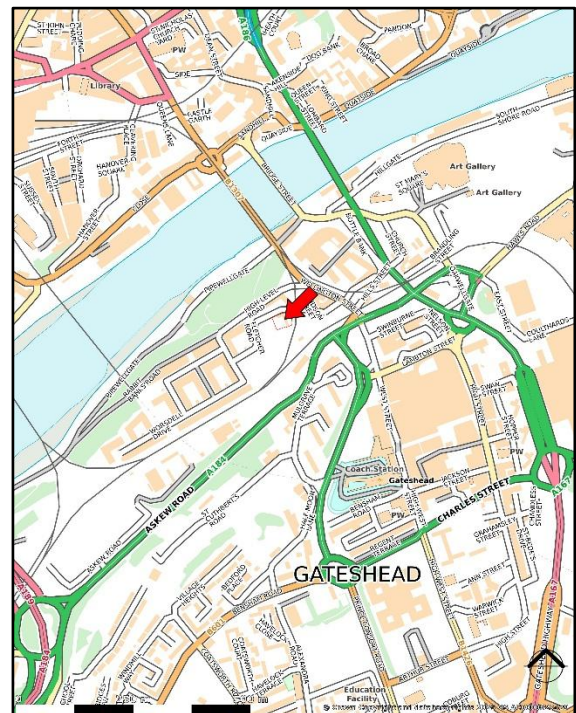
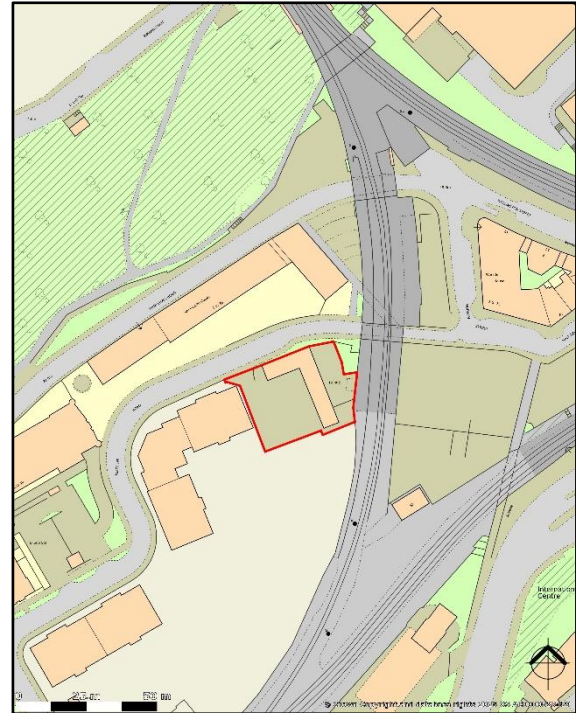
According to the VOA (2023 List) the property has a Rateable Value of £42,000.

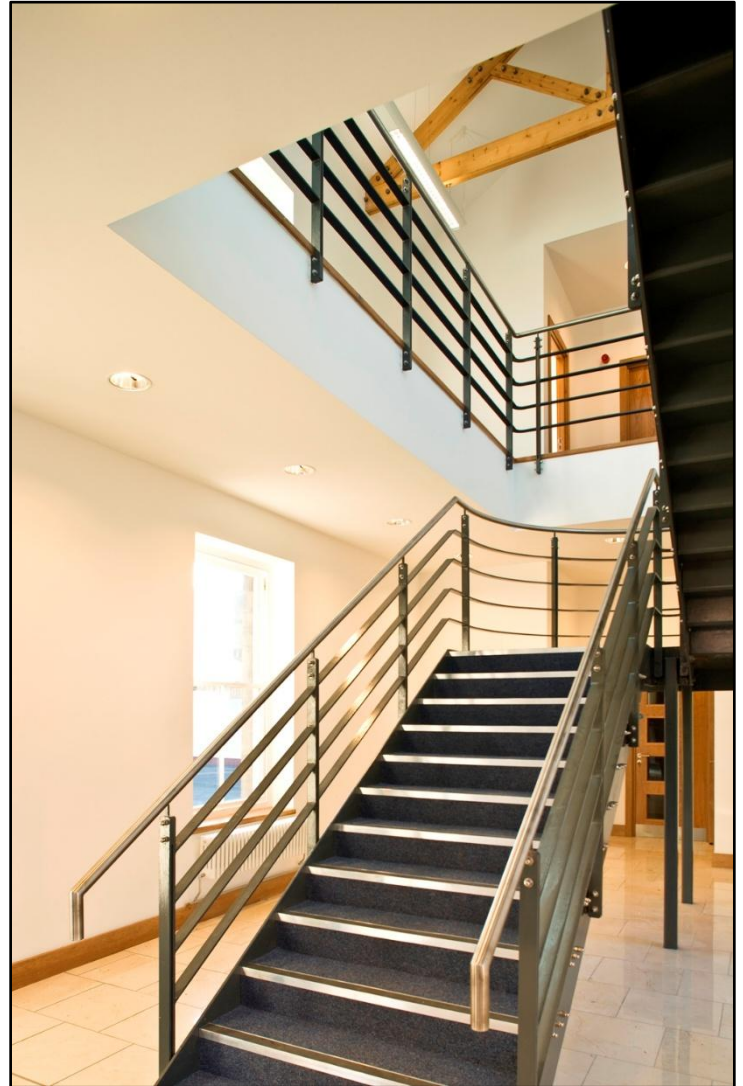
Anti-Money Laundering

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: 0207 695 1535.





Pictures taken in 2018

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