

to let



**SUITE 5 - 6
SCOTSWOOD ROAD BUSINESS CENTRE
SCOTSWOOD ROAD
NEWCASTLE UPON TYNE
NE4 7AB**



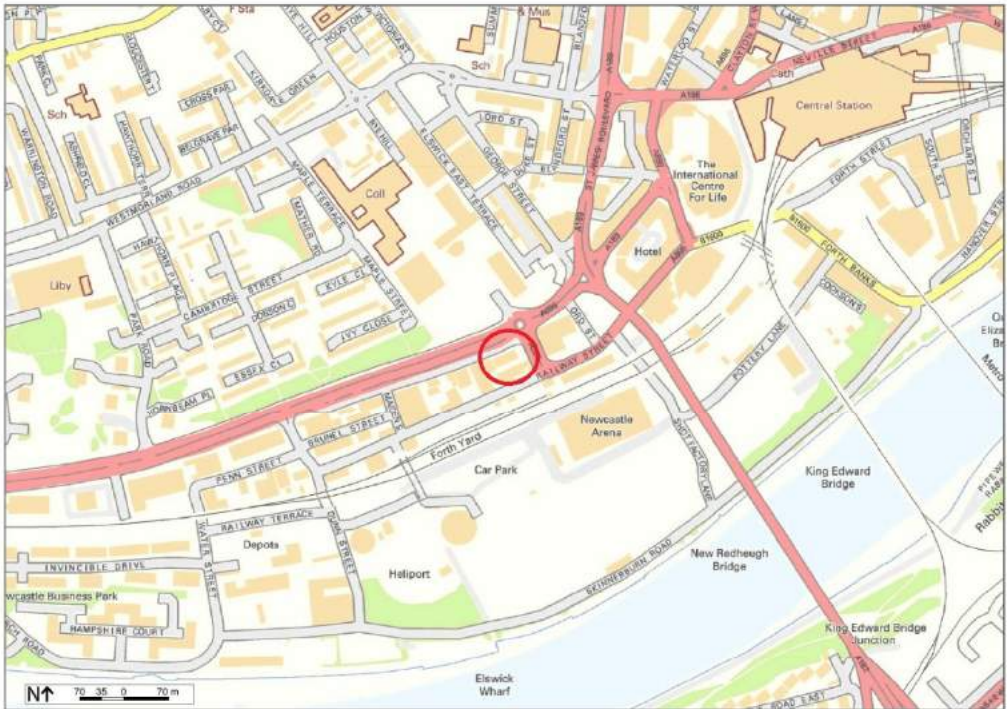
- **REFURBISHED SELF CONTAINED OFFICE ACCOMMODATION WITH CAR PARKING**
- **ESTABLISHED LOCATION WITH MAIN ROAD FRONTAGE, GIVING HIGH VISIBILITY FROM PASSING TRAFFIC & CLOSE TO CITY CENTRE**
- **LAST TWO UNITS REMAINING**
- **UNITS FROM 55.65M² (599 SQ FT) – 158.30 M² (1,704 SQ FT)**
- **SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION**

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



Frew Pain & Partners, Collingwood Buildings,
38 Collingwood St, Newcastle upon Tyne, NE1 1JF





Plummer Street / Scotswood Road, Newcastle upon Tyne

Map Information
 Scale: 1:7426
 Date: 12/01/17
 Reference:
 Order No: 1783103



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LOCATION

The subject site and premises are located on the corner of Plummer Street / Scotswood Road, Newcastle upon Tyne.

The area is principally commercial offering a good mix of quasi retail, car showroom and trade users, along warehousing / manufacturing and offices.

All local amenities and services are situated a short distance away in Newcastle City Centre.

Fronting onto Scotswood Road this location benefits from excellent passing traffic with high visibility frontage.

Exact location is shown on the attached plan.

DESCRIPTION

The property comprises of a two storey refurbished office block with allocated car parking.

The accommodation is offered on the ground and first floor, with communal reception and WC facilities.

Offices have been refurbished to provided plaster / painted walls, carpeted floors with suspended ceilings and recessed lights.

Office Suite 5 has their own dedicated kitchen and WC facilities.

Office Suite 6 has their own dedicated kitchen but communal WC facilities along with Suite 4.

Car parking is allocated onsite to the front.

ACCOMMODATION

From onsite measurements the accommodation is as follows (NIA):

Second Floor

Suite 5: 55.65m² (599 sq ft)

Suite 6: 102.65m² (1,105 sq ft)

SERVICES

It is understood the site and premises benefit from all mains services.

Heating to the office accommodation is via a communal heating system via radiators.

(It is recommended that all interested parties contact the Local service providers to ensure that the services are operational).

BUSINESS RATES

It is understood from the Local Rating Authority that the premises are to be reassessed upon occupation

(All interested parties contact the Local Authority to confirm these figures.)

TENURE

The accommodation is available on new FRI lease for a term of years to be agreed.

RENT

Our client is seeking the following rents as below:

Suite 5 : £8,000 pa

Suite 6 : £14,000 pa

Incentives may be available subject covenant and lease term.

SERVICE CHARGE

A service charge is payable for the maintenance and provision of common areas and facilities including electric and heating.

ENERGY CERTIFICATE

An EPC can be provided upon request.

VAT

VAT will be chargeable at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

Or joint agents

Richard Fenwick

R A Jackson & Son LLP

Tel: 0191 2571253

Email:

richard.fenwick@rajackson.co.uk

July 2017



Car Parking



Office Suite 5



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Office Suite 6



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