

to let



The industrial property specialists



UNIT 2, MACMILLAN CLOSE, SALTWELL BUSINESS PARK, GATESHEAD, NE9 5BF

- GROUND FLOOR OFFICE SUITE FORMING PART OF SALTWELL BUSINESS PARK
- CLOSE TO THE CENTRE OF LOW FELL
- MODERN HIGH SPECIFICATION OFFICE ACCOMMODATION
- DEDICATED CAR PARKING
- NET INTERNAL AREA 68 M² (735 SQ FT)
- AVAILABLE FROM SEPTEMBER 2016

LOCATION

The property is located on Saltwell Business Park which is an exclusive office development positioned on the west side of Durham Road at the junction with Joicey Road.

The property is within walking distance of the main retail centre of Low Fell together with a broad range of local facilities and amenities including good public transport connections.

The exact location is shown on the attached location plan.

DESCRIPTION

The accommodation comprises an entrance lobby leading to an open plan office area which in turn leads to a small kitchen and disabled toilet and a further office/meeting room to the rear. The property provides high specification office accommodation.

Externally there are two dedicated car parking spaces.

ACCOMMODATION

From onsite measurements the following Net Internal Area (NIA) is as follows:

TOTAL NIA **68 m²**
(735 sq ft)

SERVICES

We understand that all mains services are connected to the property.

(All interested parties should satisfy themselves with the local service providers).

RATEABLE VALUE

From verbal discussions with the Local Rating Authority the property is assessed for business rates with a Rateable Value of £9,100.

(Interested parties should contact the local Rating Authority to clarify these figures).

TENURE

The property is available by way of a new FRI lease for a minimum lease term of 3 years.

RENT

Our client is seeking offers in the region of £11,000 per annum.

COSTS

The ingoing Tenant will be responsible for the Landlord's reasonable legal fees involved with the preparation of the lease

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain
Tel: 07841 871710
Email: james.pain@frewpain.co.uk

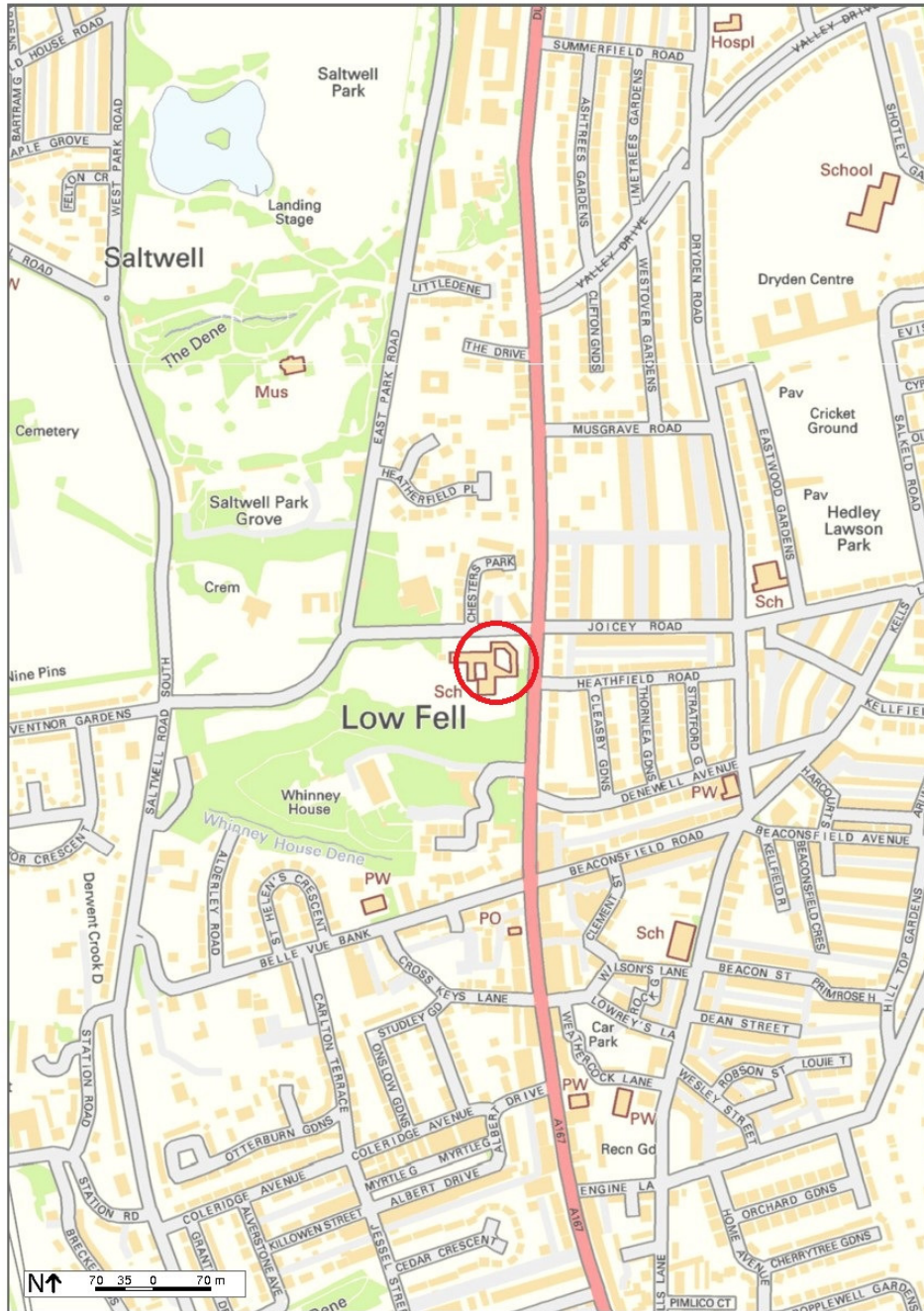
JUNE 2016

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





Map Information

Scale: **2 MACMILLAN CLOSE, SALTWELL BUSINESS PARK, GATESHEAD, NE9 5BF**
 Date: 12/06/16
 Reference:
 Order No: 1690390



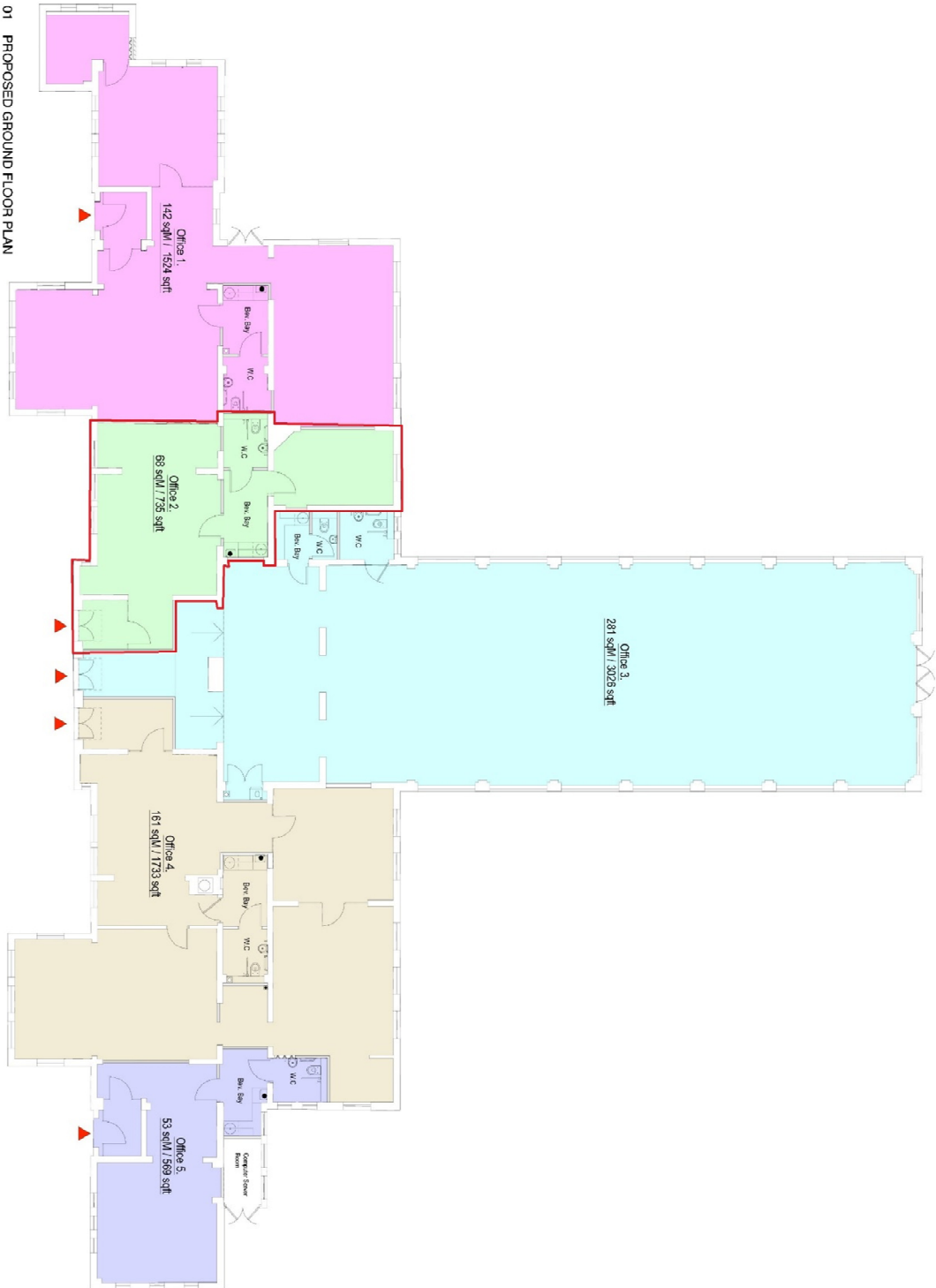
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01 PROPOSED GROUND FLOOR PLAN



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