

OFFICE PREMISES TO LET

3rd Floor Parsons House, Newcastle Shopping Park, Fossway, Byker, Newcastle upon Tyne, NE6 2UJ

- Third floor office space
- Total size of 737.3m² (8,023ft²)
- Recently refurbished
- EPC Rating D87
- Expansive car parking facilities
- Discounted gym memberships*
- May be suitable for a variety of uses

Rent from £6.50 per ft²

BradleyHall



LOCATION

The subject property is located above DW Fitness within Newcastle Shopping Park. Newcastle Shopping Park is a popular location with occupiers including TK Maxx, B&M, Asda and Poundland, it is also situated within very close proximity to Shields Road which is the main retail street in Byker.

Newcastle Shopping Park is situated on Fossway, forming part of the A187 and links with the A193 which provides access to Newcastle upon Tyne to the west and the North Tyneside coast via Wallsend to the east. The property is accessible by public transport links with Chillingham Road Metro Station just 0.3 miles away, Byker Metro Station is 0.4 miles away and there are bus stops within 0.1 mile. The property is situated approximately 1.6 miles from Newcastle upon Tyne city centre, 2 miles from Jesmond and 2 miles from Wallsend.

DESCRIPTION

The property comprises an open plan office suite which is situated on the 3rd floor and has recently been refurbished. The office suite benefits from a self contained entrance, double aspect windows providing impressive views across the city and expansive car parking facilities. The office may be suitable for a variety of uses.

**We have been advised that Everlast Gyms may provide discounted memberships to the occupier.*

ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

| | | |
|-------------|---------------------|----------------------|
| Third floor | 737.3m ² | 8,023ft ² |
|-------------|---------------------|----------------------|

RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £32,750 and the estimated rates payable for the current year is £13,597.75. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

EPC RATING

B50

TERMS

The property is available to let by way of assignment of the existing lease which expires 31st July 2024 at a rent of £37,025 (Thirty Seven Thousand and Twenty Five Pounds) per annum. The Landlord may consider a new lease.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.



Car parking on site
Adjacent to A187 and A193
0.2 miles A1068
0.1 mile from Shields Road
0.4 miles from Byker & Chillingham Road Metro Station



Adjacent to Newcastle Shopping Park
0.8 miles from Ouseburn



LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 614702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.