

Rake House Farm

North Shields, NE 29 8EQ

Modern Office Conversion

799 sq ft. – 1,066 sq ft

TO LET

Bradley Hall

DESCRIPTION

Rake House Farm is a unique conversion of traditional stone buildings providing modern open plan office accommodation suitable for a diverse mix of occupiers and includes designated parking bays.

KEY SPECIFICATION

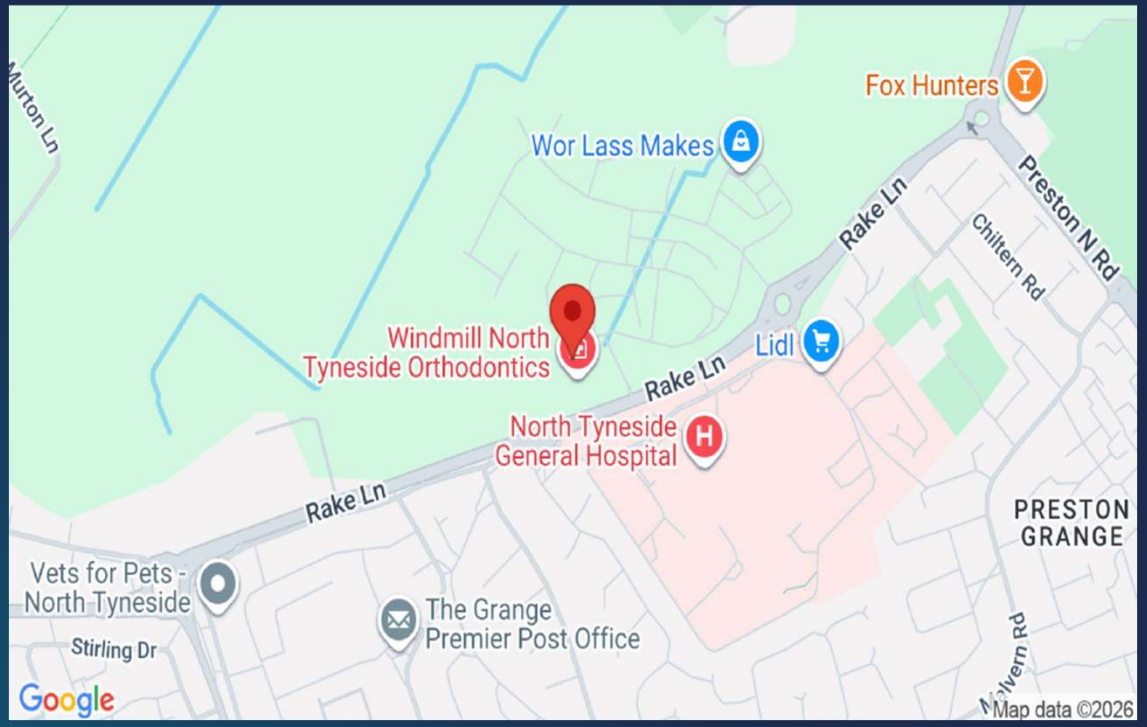
- 799-1,066 sq ft
- 24-hour CCTV
- Designated parking
- Good transport links
- £17.00 per sf

USE

All that uses which reside under Use Class E (Office, financial business etc.)

EPC RATING

B-45



DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
Unit 8	74.23	799
Unit 2	99.03	1066
TOTAL		

LOCATION

Rake House Farm is prominently located off the A191 at the access to Rake Lane Hospital in North Tyneside. The site is centrally located within North Tyneside, providing excellent access to Whitley Bay, Tynemouth, North Shields and Shiremoor.

The development is in close proximity to the A1058 providing direct access between Newcastle City Centre and Tynemouth. The A19 provides access to Northumberland, Sunderland and Teesside.





TERMS

The property is available by way of a new lease on Effective Full Repairing and Insuring (EFRI) for a term of years to be agreed.

VAT

From our understanding, this asset is elected for VAT.

SERVICE CHARGE

Service charge is payable in addition to principle rent

RATING

Interested parties should make their own enquiries direct from the relevant local authority.

VIEWING

Please contact the below parties to arrange a viewing

CONTACT

Max Miller
+44 (0) 191 232 8080
Max.Miller@bradleyhall.co.uk

Lucy Mouter
+44 (0) 191 232 8080
Lucy.mouter@bradleyhall.co.uk

Bradley Hall



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. **2)** all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them **3)** no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor **4)** no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458 **5)** All details are provided Subject to Contract