

Industrial

Investment

Development

Office

Retail

Property Details



Tel: 0191 232 7030

FOR SALE

**REDEVELOPMENT OPPORTUNITY FOR 8 TWO STOREY HOUSES
(ALSO POSSIBLE FOR
REFURBISHMENT AND OCCUPATION AS OFFICES)**

***Former Fjordline Offices, Norway House,
Coble Dene Road, Royal Quays,
North Shields, NE29 6EG***

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: 0191 232 7030
Fax: 0191 261 4030

www.naylors.co.uk

Regulated by RICS



SITUATION

The property is located on the highly successful Royal Quays development off the A187 Howdon Road approximately one mile east of the A19 and one mile west of North Shields town centre. Coble Dene Road is the main spine road through Royal Quays where there is a Factory Outlet Shopping Centre, the DFDS Baltic Ports car ferry terminal and Commissioners Wharf housing scheme and Marina.

**OUR SERVICES
INCLUDE**

-
- Agency**
-
- Building Surveys**
-
- Landlord and
Tenant**
-
- Management**
-
- Valuations**
-



www.naylors.co.uk

Former Fjordline Offices, Norway House, Coble Dene Road, North Shields NE29 6EG

DESCRIPTION

A two storey brick built property under a pitch slated roof, but with a later flat roofed extension. The building has suffered vandal damage mainly to services, but is capable of being refurbished.

The building is surrounded by a steel palisade fence.

ACCOMMODATION

Quoted areas are approximate only

Site Area:	0.2 ha	(0.5 acres)
Ground Floor gross internal area including garage:	500 m ²	5,357 ft ²
Total gross internal area:	780 m ²	8,400 ft ²

Excluding staircases, entrances, WC and corridors, the net internal areas are as follows:

Ground Floor Offices:	296.1 m ²	3,188 ft ²
Garage and store:	96.0 m ²	1,033 ft ²
First Floor Offices and stores:	246.3 m ²	2,651 ft ²

RATING

We understand from verbal enquiries made that the property is assessed as Offices and Premises and has a Rateable Value (2005 list) of £32,250.

PLANNING

Outline planning for redevelopment property and construction of 8 two storey houses was granted on 20 October 2009. A copy of the outline planning permission is available upon request.

PRICE

Offers are invited against a guide price of £500,000.

FURTHER INFORMATION

For general enquiries and viewing arrangements please contact our office on 0191 232 7030 and ask to speak to Tim Rodgers, the surveyor dealing with this property.

NAYLORS INSTRUCTIONS

You may search our company web site www.naylors.co.uk for details of all our current instructions.

(25/02/10/WN)
A-P38(04)



NAYLORS CHARTERED SURVEYORS for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's or their clients. 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.
- (iii) No person, either principal or employee, at NAYLORS CHARTERED SURVEYORS has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.