

# Property Details

**Tel: 0191 232 7030**

**FOR SALE/TO LET**

**106 m<sup>2</sup> (1,140 ft<sup>2</sup>)**

**3 BRITANNIA BUSINESS PARK,  
POINT PLEASANT BUSINESS CENTRE,  
HADRIAN ROAD, WALLSEND, NE28 6HA**



- ◆ **Excellent access to road network**
- ◆ **Excellent access to public transport via Hadrian Park Metro**
  - ◆ **Flexible lease terms available**
  - ◆ **6 dedicated parking spaces**

## LOCATION

Britannia Business Park is located on the fringe of Point Pleasant Industrial Estate facing the A187 Hadrian Road which links to Newcastle in the west and the A19 to the north. The development benefits from excellent transport links with Newcastle City Centre being mere 4 miles to the west, the Tyne Tunnel approximately 1 mile to the east and Hadrian Road Metro station is a short walk away.

Central Exchange Buildings  
93a Grey Street  
Newcastle Upon Tyne NE1 6EG  
Tel: 0191 232 7030  
Fax: 0191 261 4030

•  
*Also at*  
1 Kingsway House  
Team Valley  
Gateshead

**OUR SERVICES  
INCLUDE**

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

### **3 Britannia Business Park, Point Pleasant Business Centre, Hadrian Road, Wallsend, NE28 6HA**

#### **DESCRIPTION**

The property forms part of a terrace of three two storey office buildings. The property is accessed via an entrance lobby incorporating a full height glazed panel to the front elevation. The space is arranged over the ground and first floors of this self-contained unit and benefits from fluorescent strip lighting, a kitchenette, good natural light and double glazed timber framed windows. Male and female WCs are located in the lobby area.

#### **ACCOMMODATION**

106 m<sup>2</sup> (1,140 ft<sup>2</sup>)

#### **TENURE**

The property is available by way of a full repairing and insuring lease for a term of years to be agreed with our client open to a flexible lease arrangement.

Alternatively our client will sell their long-leasehold interest.

#### **RENT**

£11,400 per annum exclusive of business rate, service charge and all other outgoings.

#### **PRICE**

£140,000.

#### **RATES**

Rateable Value (2010 List): £8,400  
Rates Payable (20010/2011): £3,477

Interested parties should make their own enquiries with the Local Rating Authority to confirm these figures.

#### **SERVICE CHARGE**

There will be a service charge levied to cover the cost of maintaining the common areas of the estate

#### **COSTS**

Each party to bear their own costs incurred in drafting and executing the lease.

#### **VAT**

All figures quoted are exclusive of VAT.

#### **FURTHER INFORMATION**

For general enquiries and viewing arrangements please contact our Newcastle Office on 0191 232 7030 or ask to speak to Louis Donaldson, the surveyor dealing with this property.

#### **NAYLORS INSTRUCTIONS**

You may search our company web site [www.naylors.co.uk](http://www.naylors.co.uk) for details of all our current instructions.

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