

Property Details

Tel: 0191 232 7030

FOR SALE

CONTEMPORARY STUDIO PREMISES

597.2 m² (6,428 ft²)

**THE CLOTHWORKS, INDUSTRY ROAD,
HEATON, NEWCASTLE UPON TYNE, NE6 5XB**



LOCATION

The property is located in the busy suburb of Heaton, approximately two miles north east of Newcastle City Centre, with excellent access to the main road network via the adjacent duelled A1058 Coast Road that links the City Centre with North Tyneside and the A19 Trunk Road.

The building is situated within a predominantly industrial area to the east of Benfield Road, as shown on the attached location plan.

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

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**OUR SERVICES
INCLUDE**

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Tenant**
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- Management**
-
- Valuations**
-

The Cloth Works, Industry Road, Heaton, Newcastle upon Tyne, NE6 5XB

DESCRIPTION

The property comprises an end of terrace studio/office unit, used as an architects office until recently but could easily be converted back to industrial type premises with some modification. There is pedestrian access via an entrance lobby and reception leading to a number of individual offices with two large timber floored open plan office areas.. The space benefits from excellent natural light under floor data and power cabling, kitchen facilities, male, female and wheelchair WCs, a shower room and gas fired central heating in parts.

There is external car parking for up to eight vehicles to the front of the property with the possibility of providing additional parking spaces to the rear of the building.

SIZE

According to our measurements the premises offers the following floor areas:

Net Internal Area 597.2 m² (6,428 ft²)
Gross Internal Area 624.2 m² (6,719 ft²)

PRICE

£325,000

TENURE

Freehold

RATES

Rateable Value (2010 List) £20,000
Rates Payable (2010-11) £8,280

SERVICES

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

VAT

All figures quoted are exclusive of VAT where chargeable.

COSTS

Each party will be responsible for their own legal costs involved in the transaction.

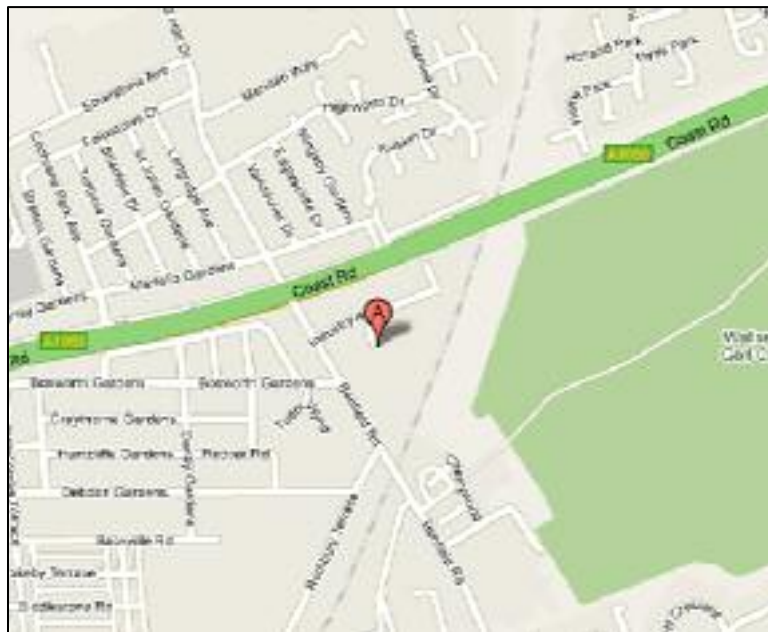
FURTHER INFORMATION

For general enquiries and viewing arrangements please contact Louis Donaldson on 0191 232 7030 or email louisdonaldson@naylors.co.uk.

NAYLORS INSTRUCTIONS

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

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A-w90(01)



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