

Property Details

Tel: 0191 232 7030

OFFICES TO LET

98.33 m² (1,058 ft²) & 230.48 m² (2,481 ft²)

**ST. MARY'S GREEN,
FRONT STREET, WHICKHAM**



SITUATION/LOCATION

Whickham is a very popular and affluent residential area which lies approximately two and half miles south of Gateshead and four miles south of Newcastle upon Tyne. It benefits from excellent access to the A1 North and South bound and is in close proximity to the Metro Centre. The development overlooks Front Street, the main road running through the town and is in a central position located near the Kwik Save Supermarket adjacent to the main shops at St. Mary's Green. There is ample free car parking close by.

For identification purposes only see the attached A-Z location plan.

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

www.naylors.co.uk

Regulated by RICS

OUR SERVICES INCLUDE

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

St. Mary's Green, Front Street, Wickham

DESCRIPTION

The available offices are both located on the first floor of the development and offer either open plan or a mixture of largely open plan and cellular space. The suites benefit from excellent natural light, kitchen facilities, male and female WC's and door entry systems.

ACCOMMODATION

Suite 3b (33 St. Mary's Green) 98.33 m² (1,058 ft²)

Suite 1 (80 St. Mary's Green) 230.48 m² (2,481 ft²)

RENT

Suite 3b £9,500 per annum exclusive

Suite 1 £22,500 per annum exclusive

LEASE TERMS

The property is available by way of a new effectively full repairing and insuring lease for a negotiable term.

SERVICE CHARGE

There is a service charge to cover the maintenance of the common areas of the development and the external repair.

SERVICES

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

RATES

Rateable Value (2005 List): £5,750
Rates Payable 2009/2010: £2,765.75

Rateable Value (2005 List): £18,000
Rates Payable (2009/2010): £8,730

Applicants are urged to contact the local authority to verify these figures and to enquire about qualification for business rates relief.

VAT

All figures quoted are exclusive of VAT where chargeable.

COSTS

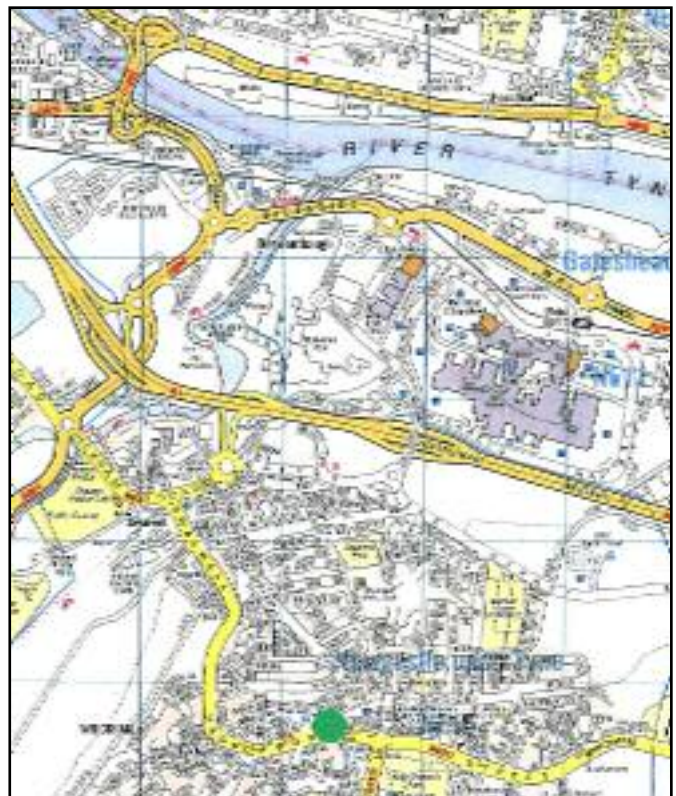
The ingoing tenant will be responsible for the landlord's reasonable legal costs involved in drafting and executing the lease.

FURTHER INFORMATION

For general enquiries and viewing arrangements please contact our Office on (0191) 232 7030 or ask to speak to Louis Donaldson, the surveyor dealing with this property. Alternatively you can contact our joint agents James Barr on 0191 221 0221.

NAYLORS INSTRUCTIONS

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



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 Naylors 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.