



CRAGSIDE HOUSE, HEATON ROAD, NEWCASTLE UPON TYNE, NE6 1SE

- **Second Floor Office Space**
- **Lift and accessible w.c.**
- **On Site Car Parking**
- **Flexible Lease Terms**

To Let

LOCATION

The property is located at the junction of Heaton Road and Tynemouth Road in a suburb of Newcastle upon Tyne known as Heaton which lies approximately two miles east of the City centre.

The area is well served by public transport including the Metro Light Railway System.

A good range of shops including a Morrisons Supermarket are located on nearby Shields Road. The area is densely populated.

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www.youngsrps.com

youngsRPS 
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

The property comprises the second floor of a four storey office building with precast concrete and brick façade under a flat roof.

The space is accessed by stairs and lift and comprises a mix of open plan and cellular office space as well as the kitchen/staffroom. It benefits from carpeted floors and suspended ceiling with integral light. The space is heated by a central heating system to radiators. Part of the space is also air conditioned.

The accommodation also benefits from four car parking spaces in the car park to the rear of the building.

ACCOMMODATION

We understand the accommodation extends to a net internal area of around 422.80 sq m (4,551 sq ft), however we were unable to gain access to all of the space to confirm this.

It may be possible to let the space in smaller suites subject to negotiation.

LEASE TERMS

The property is available to let by way of a new internal repairing and insuring lease for a term of years to be agreed.

A service charge will operate to enable the landlord to recover the cost of running the heating system and provision of services to the common areas.

RENT

£25,000 per annum plus VAT.

BUSINESS RATES

The space is rated under 13 different assessments with the total rateable value being £27,565.

LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barras Bridge, Newcastle upon Tyne, NE1 8QH

All figures quoted are exclusive of VAT where chargeable.

LEGAL COSTS

The tenant is to make a contribution towards the landlord's legal fees in connection with the granting of the lease.

VIEWING

Strictly by appointment with sole agents YoungsRPS.

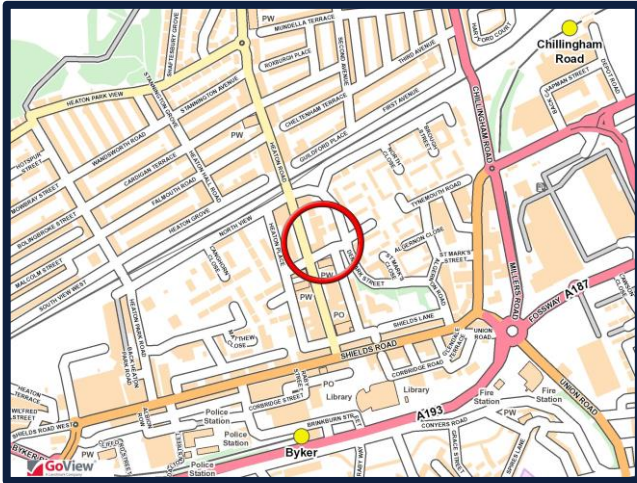
EPC

The property has an Energy Performance Rating of E-117.

A copy of the certificate and recommendation report is available on request.



Interior photograph

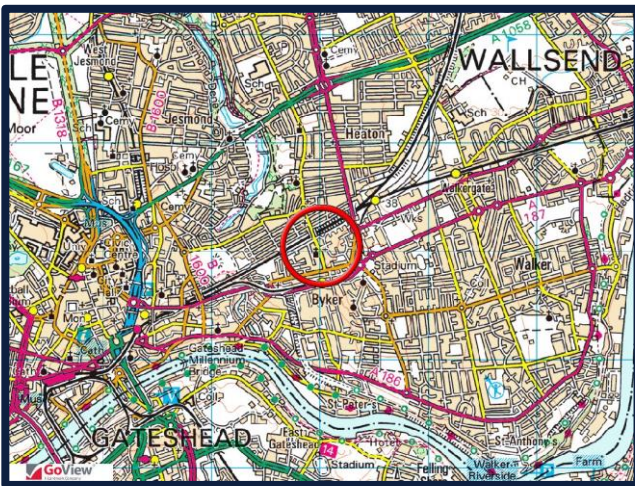


Street Map

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk

Particulars Amended September 2019



Location Map

YoungsRPS means Stanton Mortimer Limited trading as YoungsRPS. Stanton Mortimer Limited is registered in England no: 5346678. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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