

*Newly refurbished
Grade A office space
EPC rating A*

632.80 sq m (6,811 sq ft)

Victoria House

Hampshire Court,
Newcastle Business Park
NE4 7YJ



Available now

Victoria House



*Stunning landscaped environment
with superb views of the River Tyne.*

Description

Victoria House comprises a two storey brick built office building beneath a tiled pitched roof, its design compliments the surrounding buildings in Hampshire Court. The office building offers modern flexible open plan accommodation, with the ability to occupy on a cellular basis if required. The business park benefits from a range of amenities including high level of CCTV and security patrols.

Check Out Our Interior



Our Location

Victoria House forms part of Hampshire Court which is located on Newcastle Business Park.

The Park is well established with over 700,00 sq ft of low density office buildings, set within a stunning landscaped environment with superb views of the River Tyne.

OCCUPIERS WITHIN THE PARK INCLUDE:

- Ministry of Justice
- Environment Agency
- Rural Payments Agency
- Story Homes
- Lookers
- BA
- Sergo
- Faithful & Gould
- Your Move

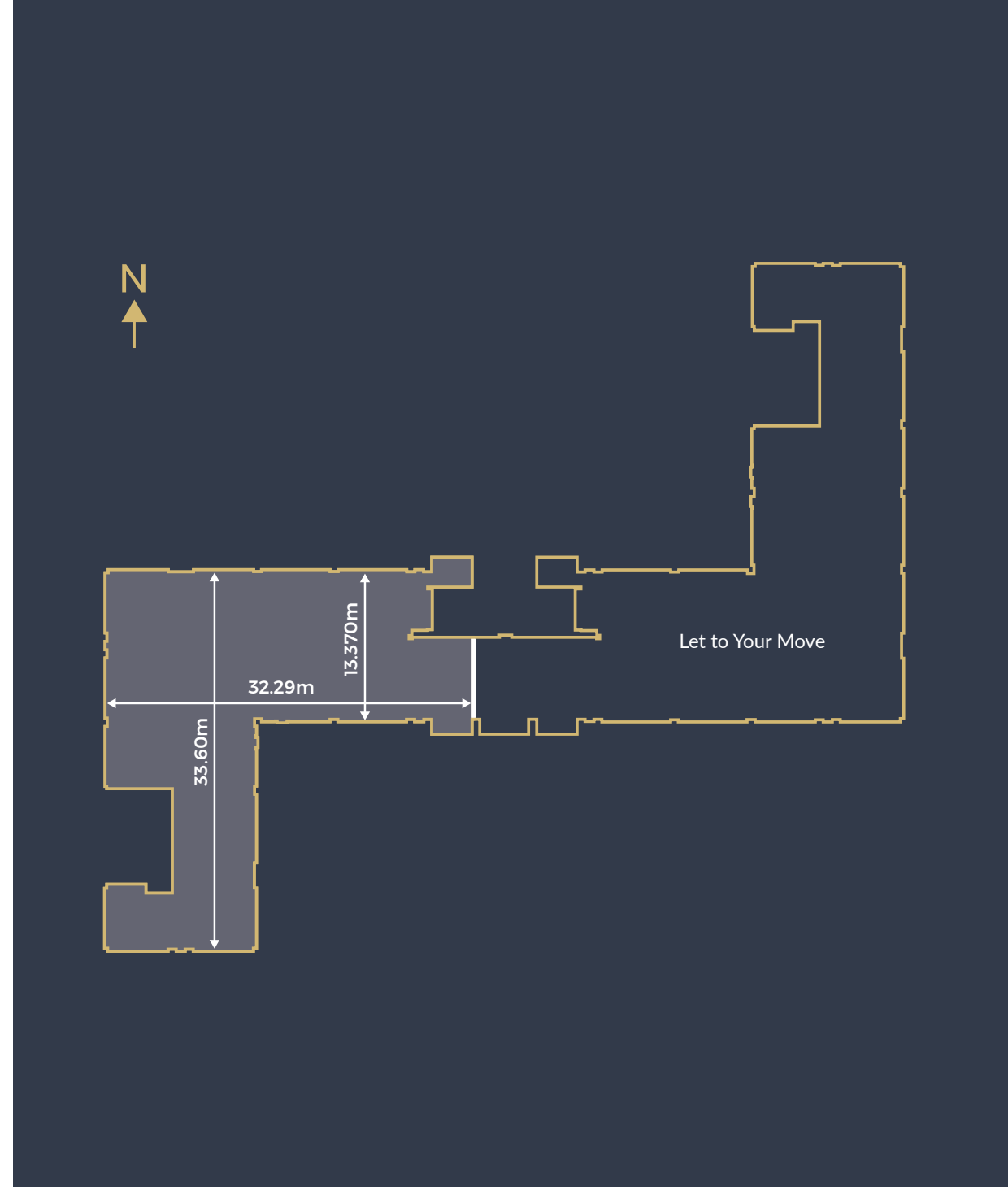
A riverside path links the park to the city centre which is within walking and cycling distance.



Victoria House

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First floor plan

Accommodation



The accommodation comprises of the following approximate areas:

FLOOR	SQ M	SQ FT
GROUND FLOOR WEST		Let to Ministry of Justice
GROUND FLOOR EAST		Let to Ministry of Justice
FIRST FLOOR WEST	632.80	6,811
FIRST FLOOR EAST		Let to Your Move
TOTAL	632.80	6,811

Victoria House



Door access control installed to main building entrance doors.

Specification

Newly refurbished Grade A office space



-  - Energy efficient VRF comfort air conditioning - 1 person per 10sqm
-  - LED lighting
-  - Raised access floor 150mm clear floor void
-  - Floor to ceiling height 2.7m
-  - New mineral fibre suspended ceiling
-  - Carpeted floor covering
-  - 24 car parking spaces
-  - Tea point facilities installed
-  - Newly installed male, female and accessible WC facilities per suite
-  - Newly installed shower facilities
-  - Newly installed automated sliding access doors
-  - Door access control installed to main building entrance doors
-  - Fully refurbished passenger lift 8 person capacity
-  - CAT 6 cabling installed

EPC

The building has an EPC rating of A.

TENURE

New full repairing and insuring lease available.

RENT

On application.

RATEABLE VALUE

To be assessed.

More Information

VIEWING

For further information or an appointment to view please contact the letting agents.



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