

Park View House
Front Street, Benton,
Newcastle upon Tyne
NE7 7TZ



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- A range of suite sizes available that can be occupied together or separately
- Excellent transport links
- On-site car parking

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Avison Young

Fourth Floor
Central Square
Forth Street
Newcastle Upon Tyne
NE1 3PJ

Office space to let

Park View House, Front Street, Benton,
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Property Highlights

Park View House provides refurbished office space on the 1st and 3rd floors of the property. The suites are easily accessed via a communal entrance, through a reception area, and benefits from male and female toilets for the floor. Both suites benefit from private kitchen facilities, Cat 2 lighting, perimeter trunking, and are fully carpeted. The 3rd floor is to be divided into smaller suites, starting at 150 sq ft or 2 desks.

Area (GIA)	Sq ft	Sq m
Ground Floor Front Suite	1,866	173
First Floor Rear Suite	2,558	237.6
Third Floor	5,763	535.4
Total	10,187	946

Location

Park View House is situated on Front Street in Longbenton, located approximately 3 miles north east of Newcastle City Centre. The location is a prominent position just off Benton Road, giving excellent road links to the city centre .

This excellent road link is complemented by Four Lane Ends transport hub. The ample car parking, as well as the main metro station and bus station provides access throughout Tyne and Wear. Plus, Newcastle's International Airport and Newcastle's Central railway station are both just minutes away.

EPC

The property has an EPC rating D

Key Highlights



Mix of cellular and open plan office space



Smaller and larger suites available



Kitchen facilities



Suspended ceiling with Cat 2 lighting



Perimeter trunking



Demised car parking



3 miles to Newcastle



Metro and Bus services at
Four Lane Ends



Bike storage



Close to local amenities

Rent

Quoting rent is £12 per sq ft for Ground and 1st Floor suites
Quoting rent is £20 per sq ft for the smaller suites on the 3rd floor.

Service Charge

The Service Charge is currently being re-budgeted by the landlord

Rates

1st Floor Suite 2: RV - £19,000, Est. Rates Payable - £4,626
1st Floor Suite 2: RV - £9,200, Est. Rates Payable - £4,591
1st Floor Suite 3: RV - £3,822, Est. Rates Payable - £1,907
1st Floor Suite 4: RV - £7,865, Est. Rates Payable - £3,925
3rd Floor: RV - £42,750, Rates Payable - £21,888

Tenure

All suites available by way of a new FRI lease.

VAT

VAT if applicable will be charged at the standard rate.

Legal Costs

Each party is to be responsible for their own legal costs.

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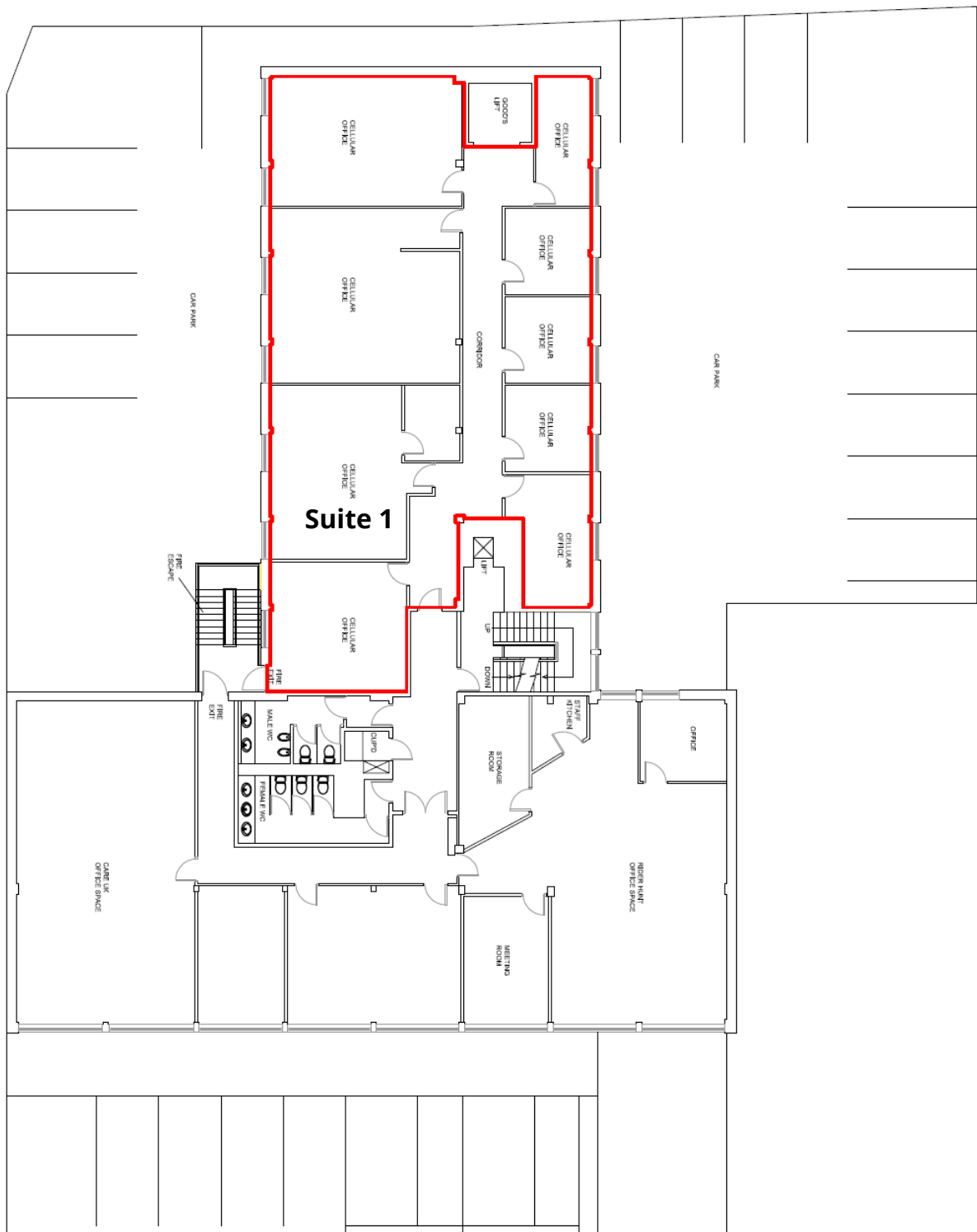


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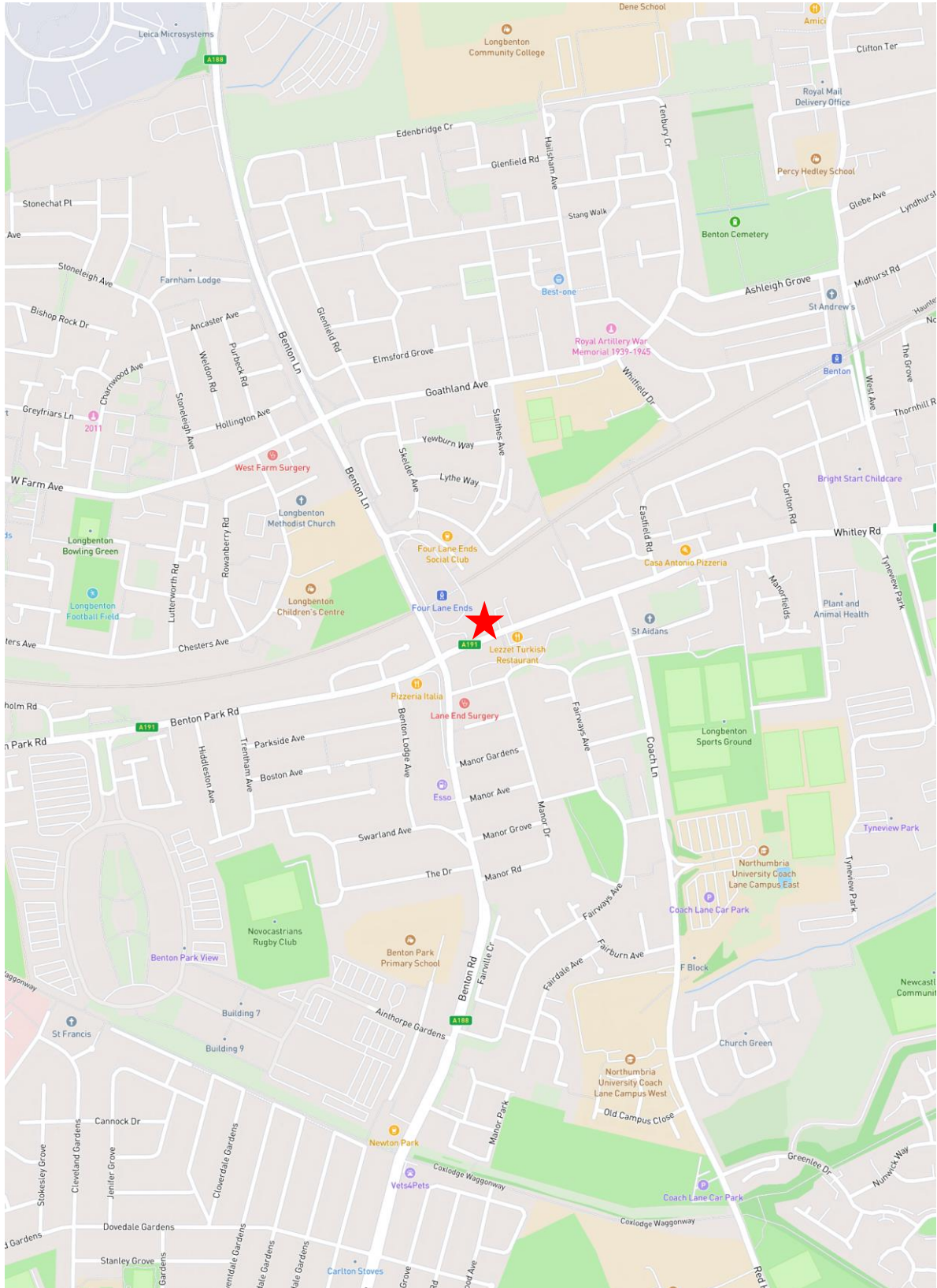
1st Floor Plan



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