

# to let

**SUITE 6  
ALBION HOUSE  
WEST PERCY STREET  
NORTH SHIELDS  
NE29 0DW**



- FIRST FLOOR REFURBISHED OFFICE WITH CAR PARKING CLOSE TO TOWN CENTRE
- NIA : 78.03 M<sup>2</sup> (840 SQ FT)
- RENT : £8,820 PA EXC
- FLEXIBLE TERMS / INCENTIVES AVAILABLE

## LOCATION

Albion House is well located close to the town centre of North Shields within the Borough of North Tyneside, Tyne & Wear.

Access to the A19 trunk road and central Newcastle upon Tyne is within a 6 minute and 16-minute drive time respectively.

Albion House is situated close to a mix of office, residential and retail uses. The property is accessed by car and on foot, off West Percy Street.

Abutting the site to the west is the NHS Nelson Health Centre as well as a social club and to the south east corner there is a further social club.

The popular Beacon Shopping Centre, North Shields Metro Station and main bus stops in the town centre are less than a 5 minute walk from Albion House.

The exact location is shown on the attached plan.

## DESCRIPTION

The property is located on the first floor and offers a selection of refurbished offices including kitchen and WC facilities. Externally there is a communal car parking courtyard area.

Internally the accommodation has been fitted out a good standard

offering plaster painted walls, carpets and LED lighting.

The existing accommodation could be used for a variety of other uses subject to suitable planning permissions.

Externally the Business Park is well maintained with ample car parking.

## ACCOMMODATION

From onsite measurements the premises have Net Internal Areas

**Office 78.03 M<sup>2</sup> (840 SQ FT)**

## SERVICES

It is understood that all mains services are provided to the building, including mains gas, electric, water and drainage.

Heating is via a Combi boiler servicing radiators.

(It is recommended that all interested parties contact the local service providers to ensure that the services are operational).

## BUSINESS RATES

From the VOA website we understand the property has an RV of :

**RV £6,900**

(All interested parties should contact the Local Authority to confirm these figures).

## TENURE

The accommodation is available by way of a new Full Repairing and Insuring agreements (Excluded from the Landlord and Tenant Act 1954) for a term to be agreed.

## RENT

Our client is seeking a rent of £8,820 pa exc

Incentives may be offered, subject to covenant and lease term.

## ENERGY CERTIFICATE

C-68.

## PERFORMANCE

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

Each party to bear their own legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

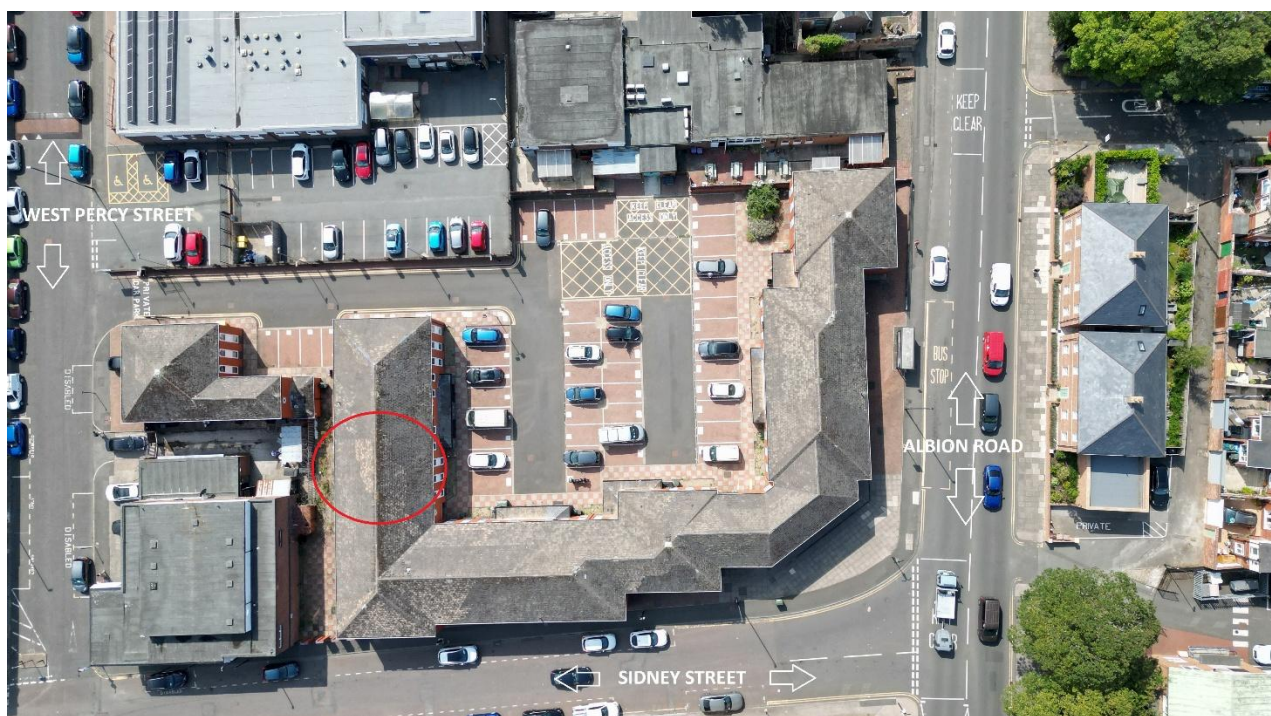
**August 25**



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