

# to let



*The industrial property specialists*

## OFFICE 2B WINDSOR HOUSE BRUNSWICK INDUSTRIAL ESTATE BRUNSWICK VILLAGE NEWCASTLE UPON TYNE NE13 7BA



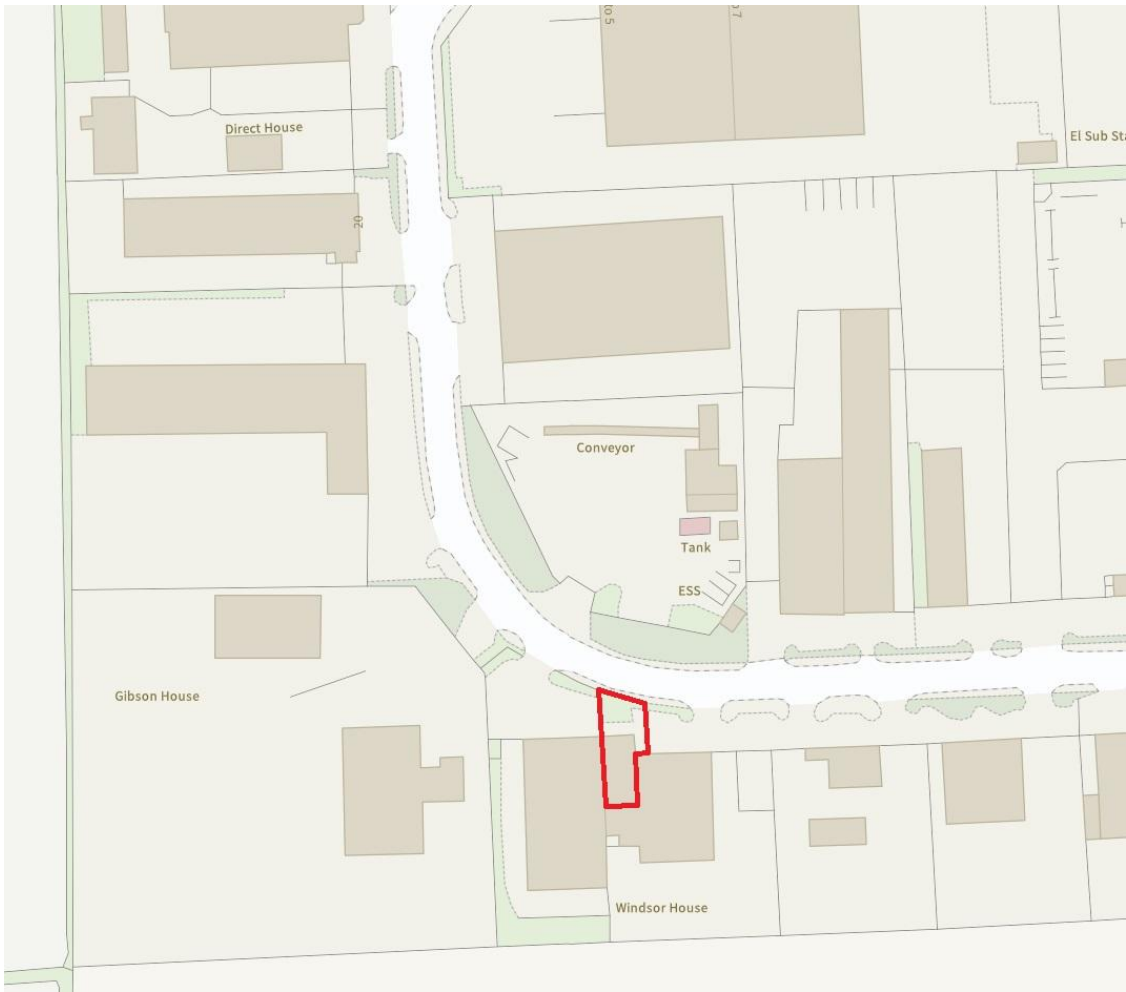
- SELF CONTAINED OFFICE WITH WC / WELFARE FACILITIES AND DEDICATED CAR PARKING
- NIA: 107.58 M<sup>2</sup> (1,158 SQ FT)
- SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING PERMISSION
- RENT £9,500 PA. EXC

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF





## LOCATION

The subject premises are located on Brunswick Industrial Estate, Newcastle upon Tyne.

Brunswick Industrial Estate lies directly north of Newcastle upon Tyne, approximately 6 miles North of Newcastle City Centre and 2 miles from Newcastle International Airport.

Located on the outskirts of Brunswick Village, the Estate benefits from good communication links with the A1(M) Western Bypass, several minutes' drive away.

The surrounding area is principally commercial with residential, leisure and retail close by.

The exact location is shown on the attached plan.

## DESCRIPTION

The property comprises of a self-contained single storey office with dedicated car parking.

Internally the property offers three offices, reception / entrance lobby and WC / kitchen facilities.

Externally the landlord is providing its own dedicated road entrance and car parking area to the front.

## ACCOMMODATION

From onsite measurements the premises have the following (NIA):

Offices	107.58 m <sup>2</sup>
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<b>Total NIA:</b>	<b>107.58 M<sup>2</sup></b> <b>(1,158 SQ FT)</b>
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## SERVICES

The property benefits from all mains services, including electric, gas, water and drainage.

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

## BUSINESS RATES

We understand from informal discussions with the Local Rating Authority that the premises will need to be re assessed upon occupation.

(It is recommended that all interested parties contact the Local Authority to confirm these figures).

## TENURE

The site and premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

## RENT

Our client is seeking a rent in the region of £9,500 p.a. exc.

Incentives may be available subject covenant and lease term.

## RENT BOND

A rent bond of 3 months will be required to be held by the landlord for the duration of the lease.

## SERVICE CHARGE

A nominal service charge is payable of the up keep and maintenance of common areas.

## ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

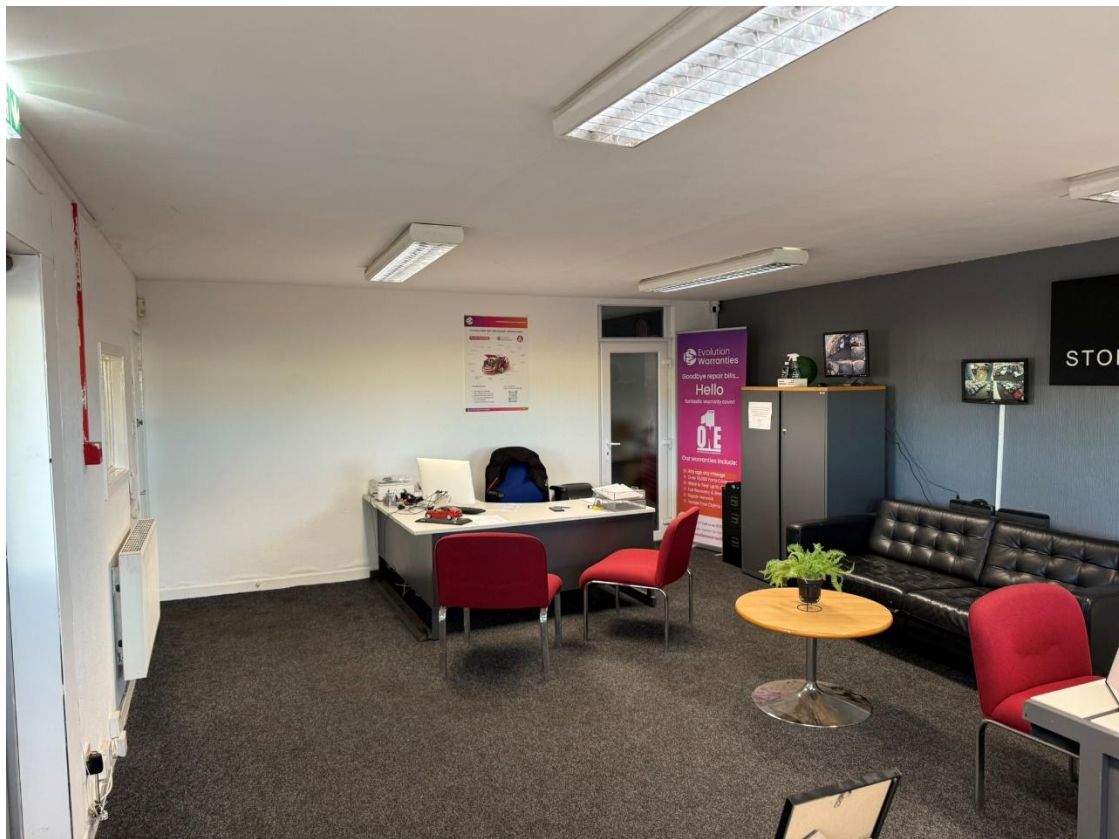
**Tel: 07841 871710**

**Email:**

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

**May 26**

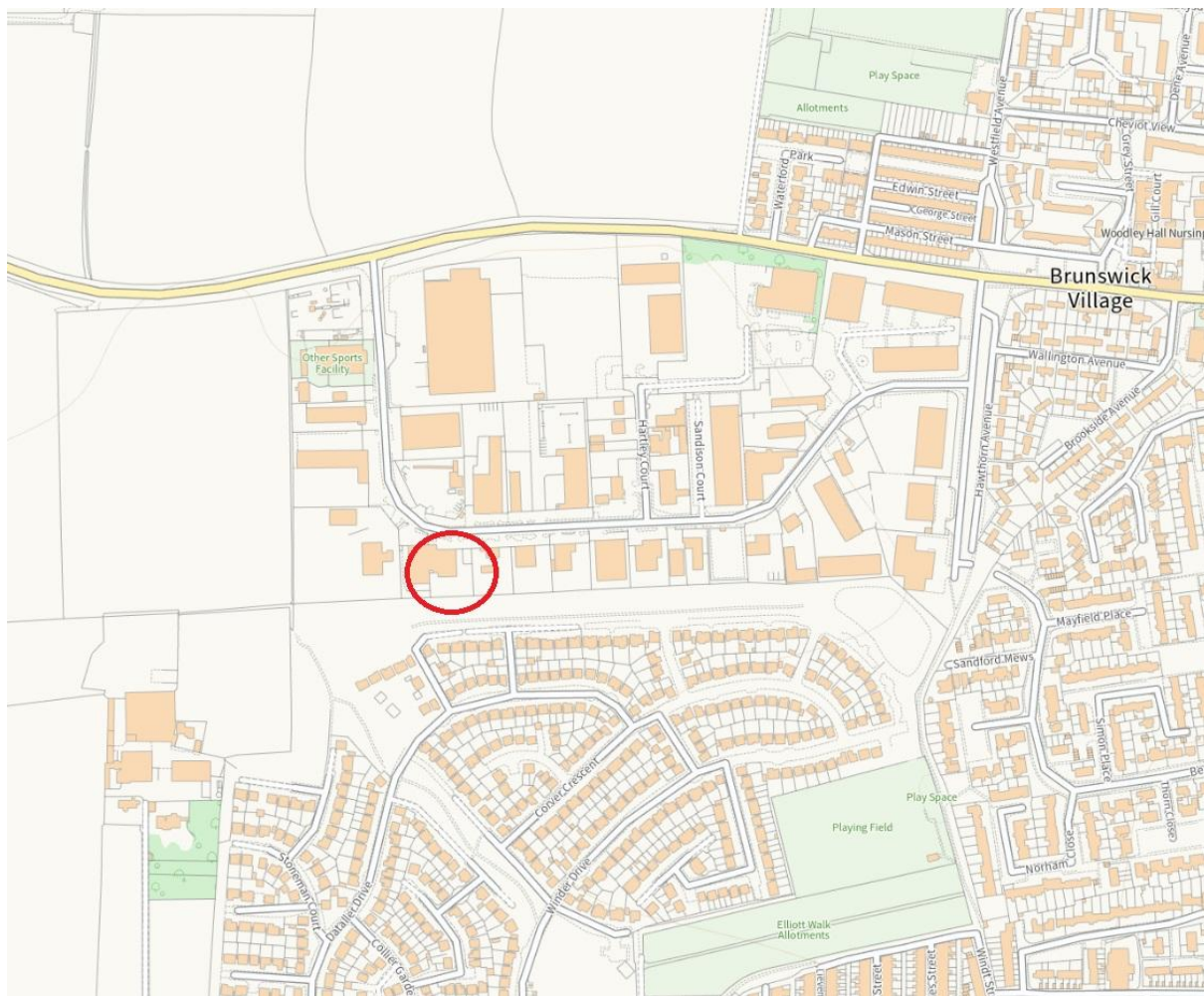
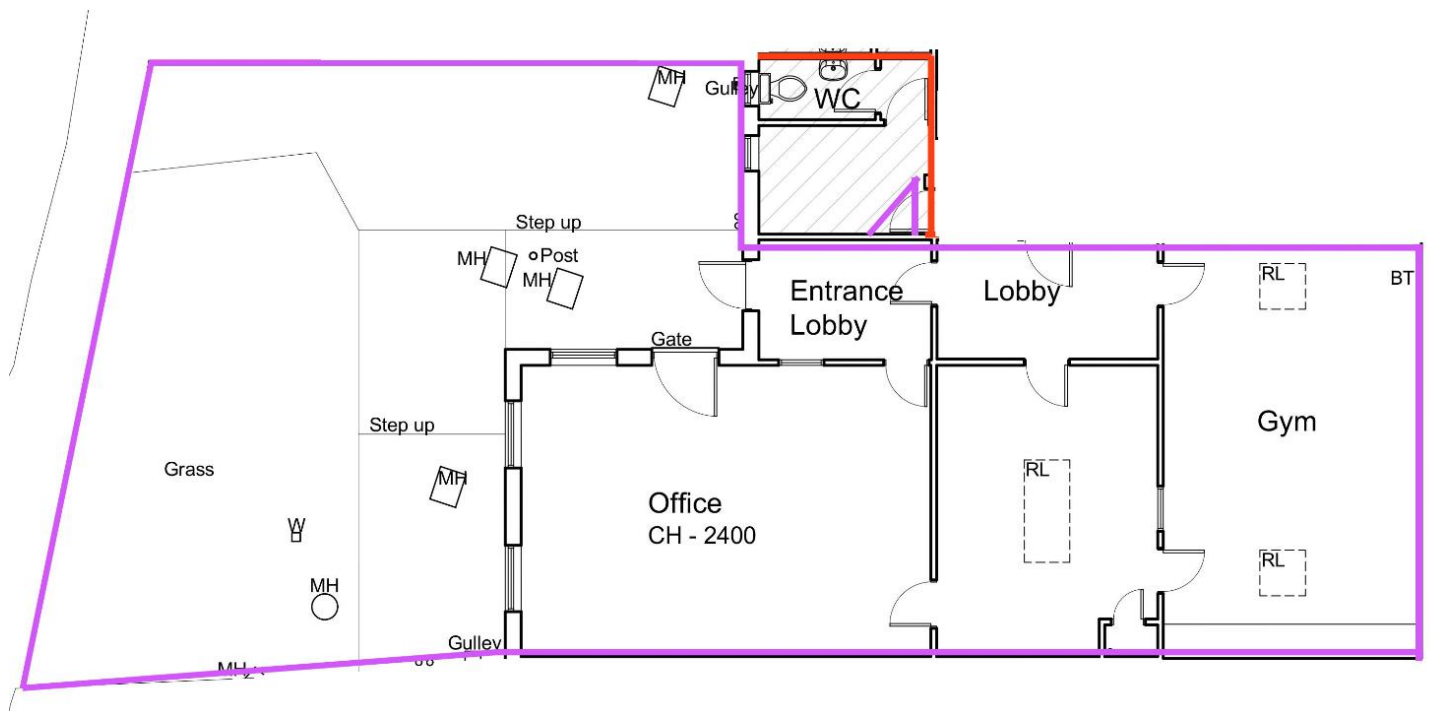




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