

to let



The industrial property specialists

THE VICTORIA BUILDINGS HEATON PARK ROAD NEWCASTLE UPON TYNE TYNE & WEAR NE6 5AH



- **UNIQUE OPPORTUNITY TO OCCUPY IMPRESSIVE GROUND AND FIRST FLOOR ACCOMMODATION WITH DEDICATED CAR PARKING**
- **NIA : 255.20M² (2,747 SQ FT) UP TO 366.86M² (3,949 SQ FT)**
- **AT THE ENTRANCE TO HEATON PARK**
- **IMPRESSIVE STATEMENT BUILDING WITH FEATURE ENTRANCE / STAIRWAY HIGH VAULTED CEILINGS**
- **POTENTIAL FOR OTHER USES (SUBJECT TO PLANNING)**

www.frewpain.co.uk t: 0191 229 9517 e: james.pain@frewpain.co.uk



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



LOCATION

The subject property is located on Heaton Park Road, Heaton and is ideally located at one of the principal entrances to the 22 acre Heaton Park and circa 1 mile from Newcastle City Centre.

Surrounding activity is principally residential with mixed commercial, medical and leisure uses close by. All main local services are situated a short distance away within Heaton and Chillingham Road.

The exact location is shown on the attached plan.

DESCRIPTION

The Victoria Buildings has been created through the comprehensive redevelopment of the former Heaton Library which dates back to the late 19th century and has been developed into an impressive mix of office accommodation, restaurant space and residential apartments (within adjoining new building).

Surplus accommodation is offered on the ground and first floor.

The ground floor offers entrance / reception, office and basement areas along with 5 person passenger lift. The first floor, offers an impressive open plan area, suitable for a variety of uses with an abundance of naturally light through the restored original arched windows and impressive floor to ceiling height.

There is also the ability for an occupier to increase the floor area by installing a mezzanine level, of which the steel work is already in place.

SPECIFICATION

1. Finished to a shell ready for tenants fit out.
2. High vaulted ceilings.
3. Feature roof trusses, entrance and staircase.
4. Capped off services.
5. Potential for mezzanine level
6. Disabled passenger lift.
7. Generous public parking

ACCOMMODATION

From onsite measurements we have calculated that the property has the following area (NIA) :

First Floor **255.20m²**
(2,747 sq ft)

Potential Mezzanine **111.66m²**
(1,202 sq ft)

SERVICES

It is understood the site and premises benefit from all mains services.

In addition there is a 5 person passenger lift, security and fire alarm.

PLANNING

The accommodation benefits from an A3 (restaurants and cafes) planning consent.

Relevant planning permission can be reviewed on Newcastle City Council planning portal.

The property would lend itself to other commercial uses, subject to planning.

BUSINESS RATES

It is understood from the Local Rating Authority that the property will need to be re assessed upon occupation.

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

TENURE

The accommodation is available on a new FRI lease for a term of years to be agreed.

SERVICE CHARGE

A service charge will be payable for the maintenance of common areas. Full details upon request.

RENT

Upon application.

Incentives may be available subject covenant and lease term.

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

August 2016





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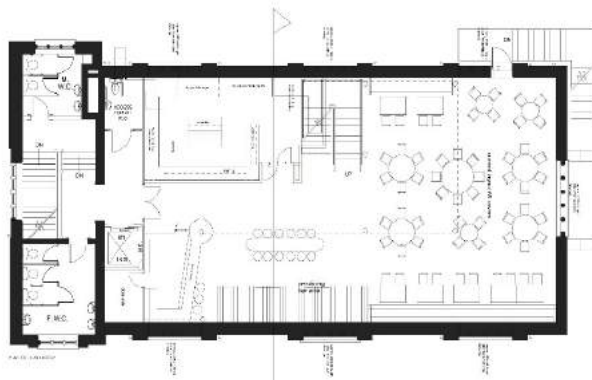


This plan is published for guidance only and although it is believed to be correct the accuracy is not guaranteed, nor is it intended to be a legal document.

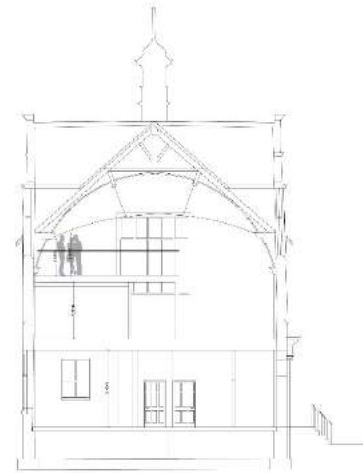
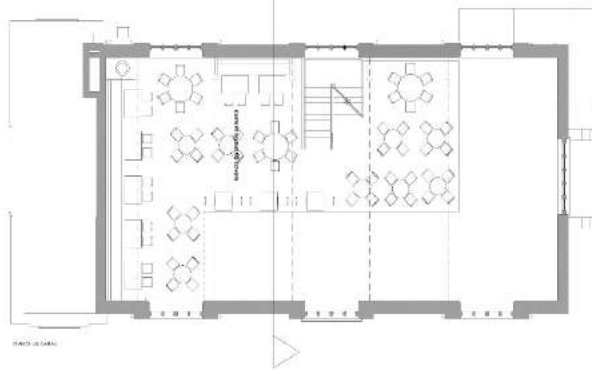
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PROPOSED FIRST FLOOR PLAN
scale 1:100



SECTION THROUGH ROOM 10/11/12

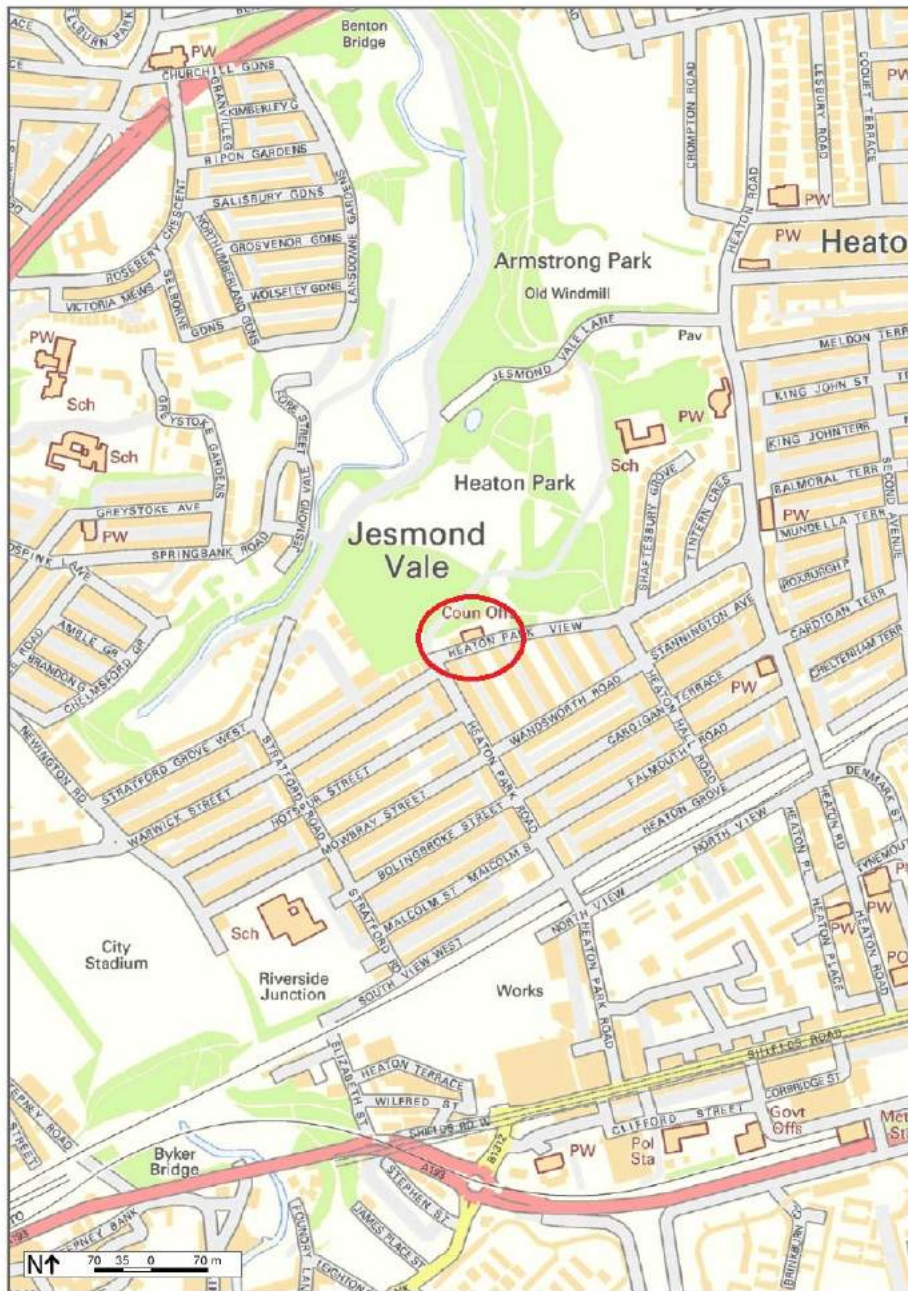
Material Schedule	
1	External Walling
2	Internal Walling
3	Floor Slab
4	Roof Structure
5	Roof Cladding
6	Windows
7	Doors
8	Staircase
9	Handrails
10	Lighting
11	Sanitaryware
12	Paintwork
13	Plasterwork
14	Architectural Details



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The Victoria Buildings, Heaton Park Road, Newcastle upon Tyne NE6 5AH

Map Information

Scale: 1:7492
 Date:
 Reference:
 Order No: 1714618



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