

to let



The industrial property specialists

SUITE 16 ALBION HOUSE WEST PERCY STREET NORTH SHIELDS NE29 0DW



- FIRST FLOOR OFFICE WITH CAR PARKING CLOSE TO TOWN CENTRE
- NIA : 52.95 M² (570 SQ FT)
- RENT : £7,000 PA EXC
- FLEXIBLE TERMS / INCENTIVES AVAILABLE

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

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 good frontage onto Albion Road.

Internally the accommodation is subdivided into three main rooms with reception area and a separate WC and kitchen area.

Direct access is off Sidney Street, leading to internal stairs and the

first floor. Externally there is a communal car parking courtyard area.

Internally the accommodation has been fitted out a good standard offering plaster painted walls, laminate / carpet flooring and surface mounted 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 Area :

Unit 16 **52.95 M²**
(570 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.

BUSINESS RATES

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

RV £4,600

(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 £7,000 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:

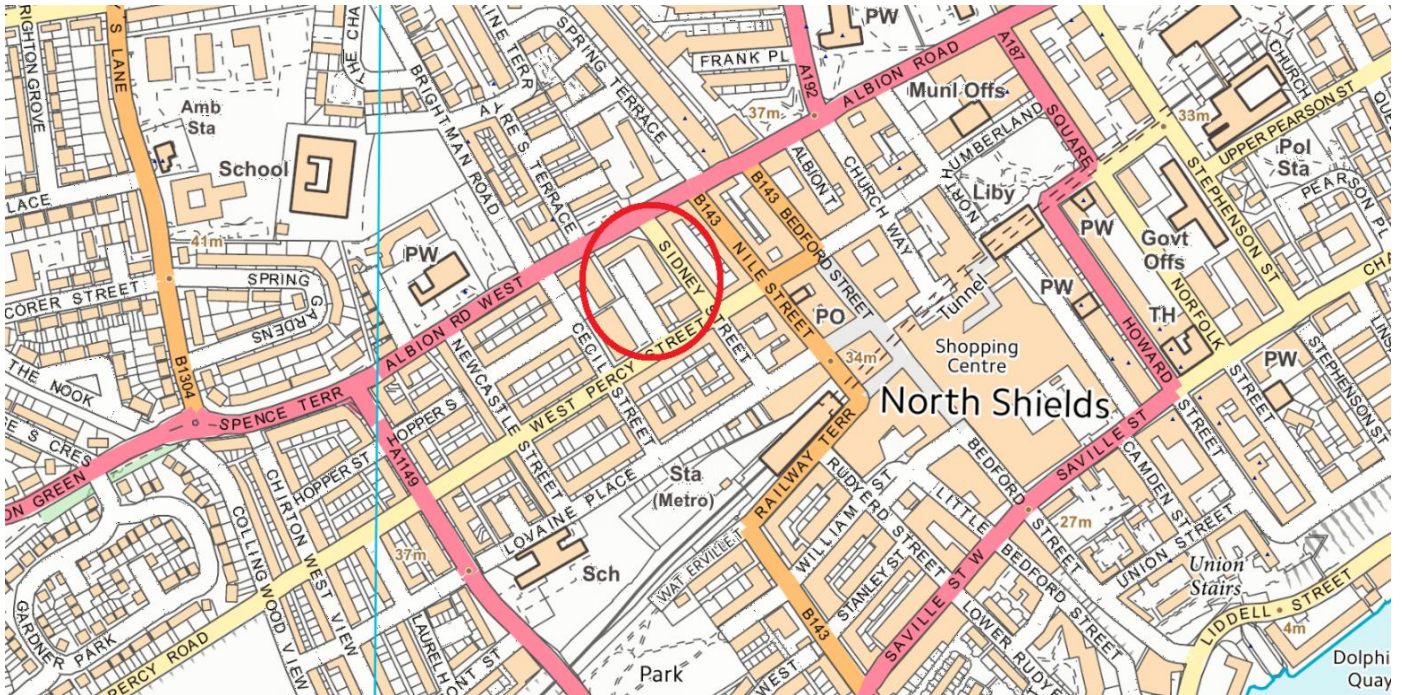
James E F Pain

Tel: 07841 871710

Email:

james.pain@frewpain.co.uk

August 25



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