

OFFICES TO LET

CENTURION
HADRIAN ROAD
WALLSEND
NE28 6HH

BISSETT
KENNING & NEWISS
CHARTERED SURVEYORS

OFFICE UNIT TO LET



LOCATION

The property is situated in a prominent location on Hadrian Road, Wallsend, to the east of the town centre. Newcastle City Centre lies approximately 6 miles to the west.

Wallsend town centre and metro station are both within a short walking distance.

DESCRIPTION

The offices are a two-storey brick built property with rendered walls under a flat felt roof. Internally the offices have painted and plastered walls with a suspended grid ceiling and fluorescent strip lighting. The windows throughout the property are wood framed and double glazed. The floor covering is predominantly linoleum, with heating provided by electric walls heaters. There are toilet facilities to both the ground and first floor of the property.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and has the following floor areas on a Gross Internal basis:

Ground Floor Offices	223m ² (2,400ft ²)
First Floor Offices	227m ² (2,443ft ²)

There is parking for approximately 20 vehicles situated to the south of the office building.

PLANNING

The property is understood to have planning consent for its current use, however in-going tenants should satisfy themselves that any proposed use is acceptable. Enquiries should be made to North Tyneside Council Planning Department on 0191 219 2195.

LEASE

The offices are available to let as a whole or in part for a term of years to be agreed on an FRI basis.

RENT

To be negotiated.

BUSINESS RATES

Rateable Value (2005 List):	£37,750
Rates Payable 2009/2010:	£18,308.75

LEGAL FEES

The ingoing tenant will be responsible for our clients reasonable legal fees incurred in this transaction.

VAT

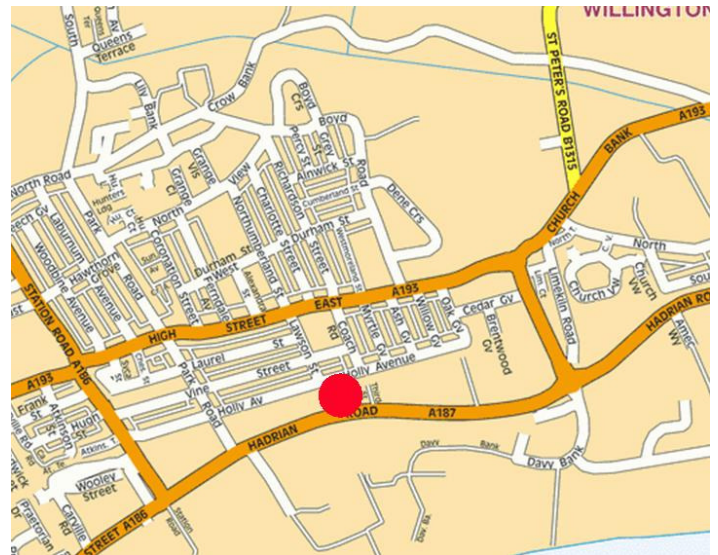
All figures within these terms are exclusive of VAT where chargeable.

FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Joanna Bissett or Greg Davison on 0191 272 5551 or alternatively via email:

joanna.bissett@bissett-kenning.co.uk
greg.davison@bissett-kenning.co.uk



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