



FOR SALE

Oceana Business Park, Davy Bank, Wallsend, NE28 6UZ

Naylors 
Gavin Black
Commercial Property People

- Freehold site
- Good access to regional road network
- Approximately 9.5 acres
- Significant asset management and potential development opportunities

Location

Oceana Business Park is a long-established business park located approximately 0.3 miles south of Wallsend Town Centre at the end of Davy Bank, accessible from the A187 Hadrian Road and adjacent to the former Swan Hunter site. Road links are good with the main road serving the area being the A1058 Coast Road and the A19 with the former lying to the north of the town running in an east/west direction and provides a route west into Newcastle and east to the coast linking with the A19 which travels north to Cramlington where it joins the A1 and south via the Tyne Tunnel to Sunderland and Teesside. More locally, the A187 Hadrian Road provides links to the town centre and Tyne Tunnel via the A19.

Description

The site extends to approximately 3.99 hectares (9.5 acres). It is mainly flat and irregular in shape with the majority being enclosed with steel palisade fencing, with a manual barrier at the site entrance and a security hut which is manned throughout the day. An estate road runs through the centre of the site providing access to the main buildings with further grassed and landscaped areas. There is also a large car park to the south eastern part of the site with space for approximately 85 cars.

We understand the site was formerly the Wallsend Research Station and was formed in the mid-1940s with many of the buildings being constructed at this time and remaining in situ. There are 9 main buildings on site, a substation and further ancillary storage buildings.

The buildings include:

ATC Building and Studios

Nelson House

Northumbria House

Ceres House

Laurel House

Neptune Workshop

Temporary Workshop

There are multiple active tenancies, and the site is income producing. However, these are either Ad Hoc arrangements or tenants are holding over. This could present the successful buyer with significant asset management opportunities depending on their intentions. Further details are available upon request.

*Agents note – The Parmetrada building is not included in the sale.



NAYLORS GAVIN BLACK LLP for themselves and for the vendors and lessors of the property give notice that:
 (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
 (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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 (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order.

Accommodation Schedule

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on the following GIA.

	m ²	ft ²
ATC Building - Ground Floor Offices	674.04	7,255
Studios – Ground Floor Office	372.45	4,009
Nelson House – Ground Floor Workshop	1,005.93	10,828
Nelson House – First Floor Office	1,005.95	10,828
Ceres House – Ground Floor Office	137.51	1,480
Ceres House – First Floor Office	137.51	1,480
Ceres House – Second Floor Office	137.51	1,480
Neptune Workshop – Ground Floor	209.28	2,253

Laurel House – Ground Floor Office	453.16	4,878
Laurel House – First Floor Office	453.16	4,878
Northumbria House – Ground Floor Office	447.79	4,820
Northumbria House – First Floor Office	447.79	4,820
Northumbria House – Second Floor Office	447.79	4,820
Temporary Workshop – Ground Floor	302.58	3,257

Pricing

We are seeking offers for our client's freehold interest in the region of £2,000,000 exclusive.

Services

We understand the property is connected to all main services however we recommend interested parties make their own enquiries in this regard.

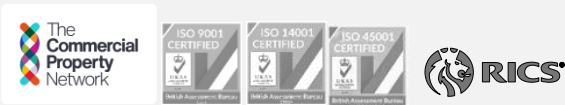
EPC

ATC Building	C 59
Studios	D 80
2 nd Floor, Northumbria House	E 125
Ground Floor, Nelson House	E 119

*Please contact Naylor's Gavin Black for additional EPCs

Rateable Value

The site is split into many separate hereditaments. Please contact Naylor's Gavin Black for full details.



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Legal Costs

Each party will be responsible for their own legal/professional fees.

Money Laundering

In accordance with the Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

For further information please contact:

Duncan Christie

Tel: 0191 232 7030

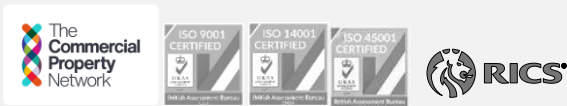
Email dchristie@naylorsgavinblack.co.uk

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Email: kstewart@naylorsgavinblack.co.uk



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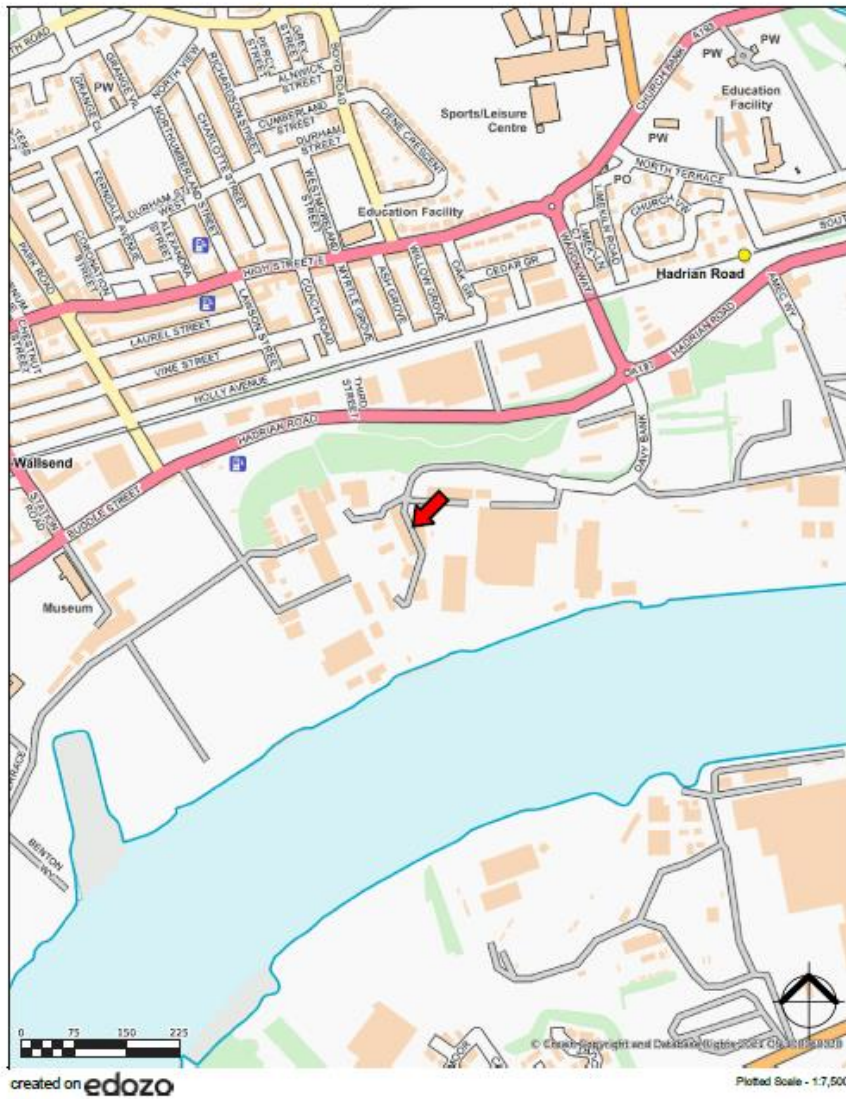
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