



Self-Contained Office Building

5,460 ft² (507.25 m²)

- Two-storey detached office building
- Established office location near Silverlink Retail Park
- Fully fitted
- 21 car parking spaces (1:260 sqft)
- New lease or a potential sale

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TO LET (MAY SELL)

12 Hedley Court, Orion Business Park,
Newcastle upon Tyne, NE29 7ST

Location

Hedley Court is located on Orion Business Park which is ideally situated just off the A1058 Coast Road, providing easy access to the city centre. The Business Park is also easily accessible via the Tyne Tunnel which is only one mile away.

There is also the Silverlink Retail Park within easy walking distance of Hedley Court and excellent public transport links with the Route 19 bus link running directly past the development.

Description

The property is a modern two-storey detached building which is approximately 15 years old.

The building has gas fired central heating, suspended ceilings, LED light fittings, carpeting and male/female WC accommodation. The property has been adapted by the current tenant with a large boardroom and 4 meeting/larger offices on the ground floor and 2 private offices on the first. There are kitchen facilities on both floors.

Accommodation

The property comprises the following:

	M ²	Ft ²
First Floor	250.47	2,696
Ground Floor	256.78	2,764
Total	507.25	5,460

The building benefits from 21 car parking spaces.

Quoting Terms

The property is available on a new lease for a term by arrangement at a quoting rent of £55,000 per annum exclusive of VAT, rates and service charge.

Alternatively the client would consider a sale of their freehold interest at a sale price of £495,000 plus VAT.

Business Rates

According to the VOA website the property has a Rateable Value of £37,000 from 1 April 2023 giving rates payable of £18,463 (£3.38psf).

EPC

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Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Money Laundering

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

Code of Practice

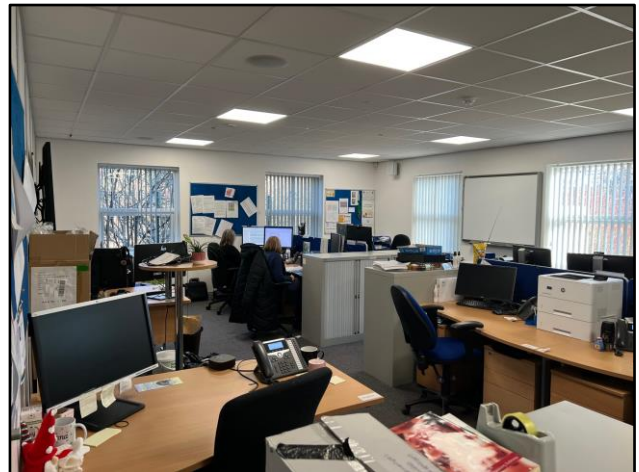
The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

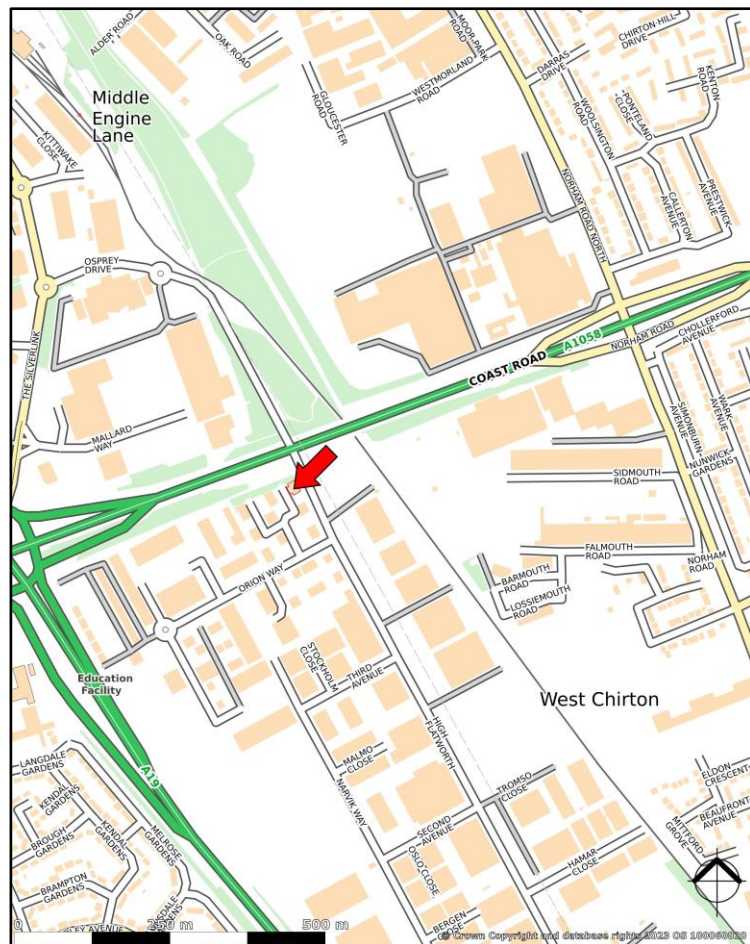
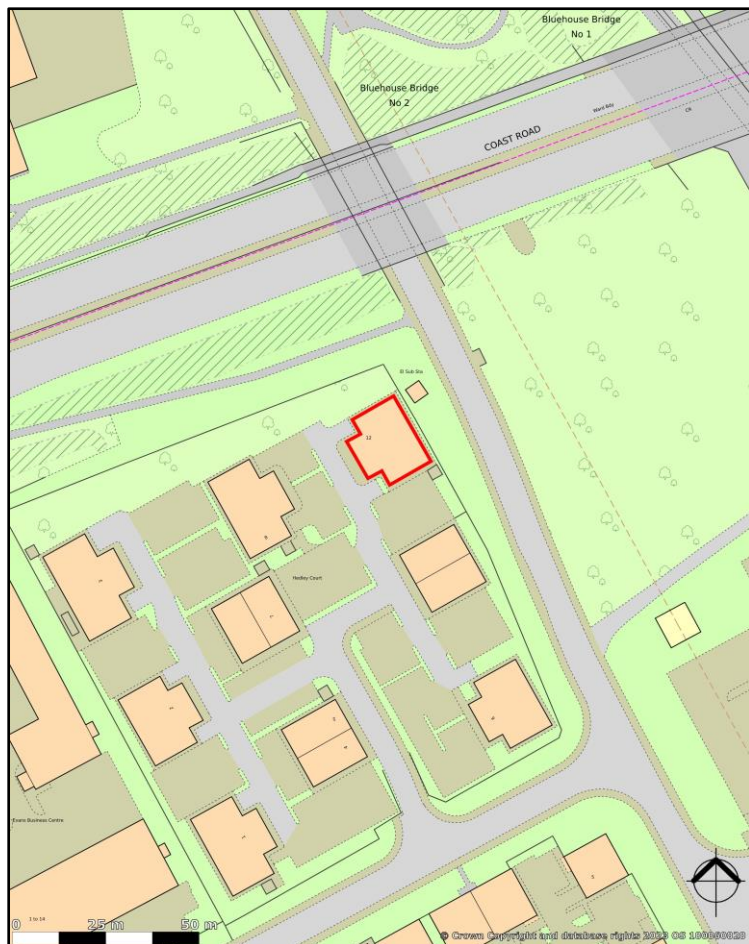
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VAT

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





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