



**Self-Contained Office  
Accommodation**  
**1,144 ft<sup>2</sup> (106.25 m<sup>2</sup>)**

- Two story office self-contained office premises
- Excellent transport links
- Car parking available
- Security system

For further information please contact:

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## TO LET/SALE

5 Britannia House, Point Pleasant Industrial Estate, Wallsend, NE28 6HA

### Location

The property is located in Point Pleasant Industrial Estate, Wallsend. Point Pleasant Industrial Estate is situated approximately 1.5 miles from Wallsend Town Centre.

The estate offers excellent transport links with Newcastle City Centre being only 6 miles West. The A19 is a short distance away, which provides access to the North and South through the Tyne Tunnel.

### Description

The property is a two-storey self-contained office building. The ground floor has been split into two rooms. There is also ample storage located underneath the stairs. The first floor has been partitioned into one larger space with a two smaller office/meeting room spaces. The property also has WCs, kitchen facilities and car parking.

The property benefits from having a fully secured entrance with a code system and CCTV coverage.

### Accommodation

The property comprises the following net internal areas:

5 Britannia House	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	51.5	554
First Floor	54.75	589
<b>Total</b>	<b>106.25</b>	<b>1,144</b>

### Tenure

New lease term by arrangement.

### Rent

Rental offers are invited in the region of £11,500 per annum (equating to £10 per sq.ft.)

### Quoting Price

£125,000 plus VAT

### Estate Charge

Further information is available on request.

### Business Rates

Rateable value - £6,500 (2023 List)

### EPC

The property has an EPC rating of C (53)

### Legal Costs

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

### 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.

### 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.

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