



## Modern Office Accommodation

**2,329 ft<sup>2</sup> (216.42m<sup>2</sup>)**

- Overlooking the River Tyne
- 10 Car parking spaces
- Self-contained
- Recently refurbished with tenant amenities
- Digital alarm system
- New lease / purchase opportunity

For further information please contact:

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**RICS**



## TO LET

West Three, Asama Court, Newcastle  
Business Park, NE4 7YD

### Location

The property is located on Asama Court, which forms part of Newcastle Business Park on the outskirts of Newcastle City Centre. Newcastle Business Park is situated approximately 1.5 miles to the east of Newcastle City Centre with the A1 approximately 3 miles to the West. As well as having excellent access to the region's road networks, Newcastle Business Park is well served by local bus routes.

### Description

The property is a self-contained office building on ground and first floors which benefits from stunning views overlooking the River Tyne. Internally, the unit is recently refurbished and fitted out to a good standard with open plan offices, meeting rooms, W/C facilities and kitchen.

At first floor level the space is open plan and benefits from excellent natural light. The unit benefits from raised access floors and gas central heating. Externally the property has 10 dedicated car parking spaces.

### Accommodation

The property comprises the following net internal areas:

	M <sup>2</sup>	Ft <sup>2</sup>
First Floor	100.16	1,078
Ground Floor	116.26	1,251
<b>Total</b>	<b>216.42</b>	<b>2,329</b>

### Rent

£28,000 per annum exclusive of VAT, rates and service charge. The client would also consider a sale of their long leasehold interest. Price upon application.

### Estates Charge

There will be a small estate charge levied to cover the costs of maintaining the common areas of the estate.

### Business Rates

According to the VOA website the rateable Value (2023 list) is £16,750.

### EPC

The property has an EPC rating C (63).

### 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: 0247 686 8555.

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

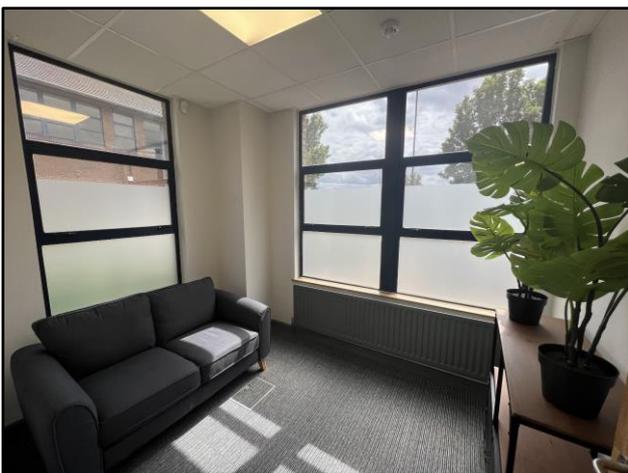
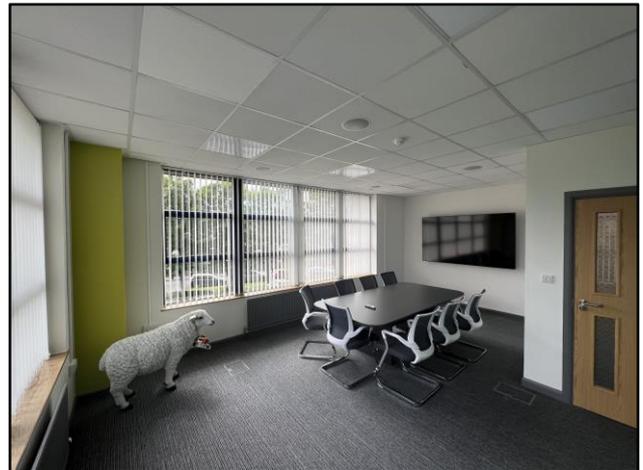
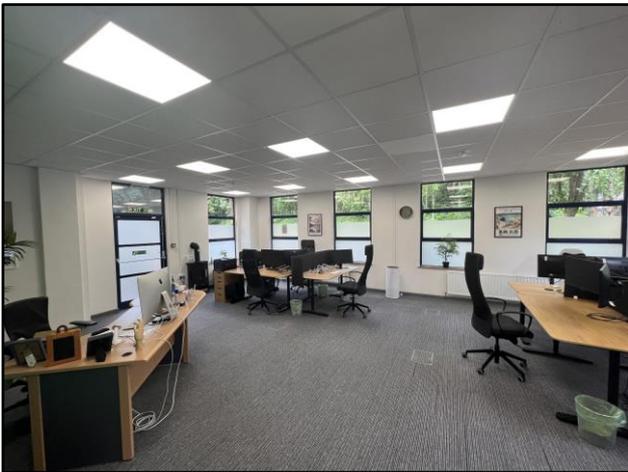
- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, , reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's 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

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### 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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