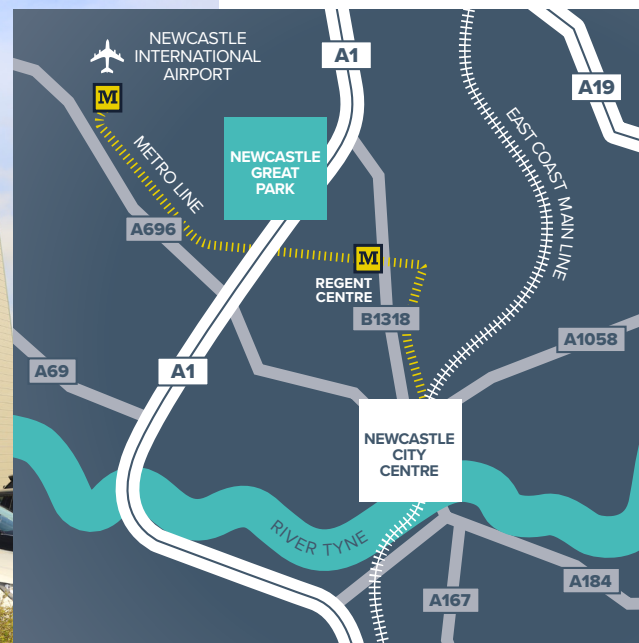

SIR BOBBY ROBSON HOUSE

Sir Bobby Robson Way
Newcastle Great Park
Newcastle upon Tyne
NE13 9BA

TO LET - SECOND FLOOR
2,338 SQ FT (217.2 SQ M)

**LAST
REMAINING
SUITE**





LOCATION

Sir Bobby Robson House offers Grade A offices with an excellent specification, located within Esh Plaza in Newcastle Great Park.

Proximity to the A1, the A19, Tyne & Wear Metro and Newcastle International Airport ensure first class communications throughout the region and beyond. The location therefore provides an ideal base for business.

DESCRIPTION

Accessed through an impressive entrance and reception area, the last remaining suite is available offering fully fitted Grade A high specification accommodation with comfort cooling and raised floors.

Current occupiers include Vistry Group, CSA, Ion, Hydrock and Everyturn.



FIRST CLASS
COMMUNICATIONS
THROUGHOUT
THE REGION
AND BEYOND



GRADE A OFFICES
WITH AN EXCELLENT
SPECIFICATION,
LOCATED WITHIN ESH
PLAZA IN NEWCASTLE
GREAT PARK

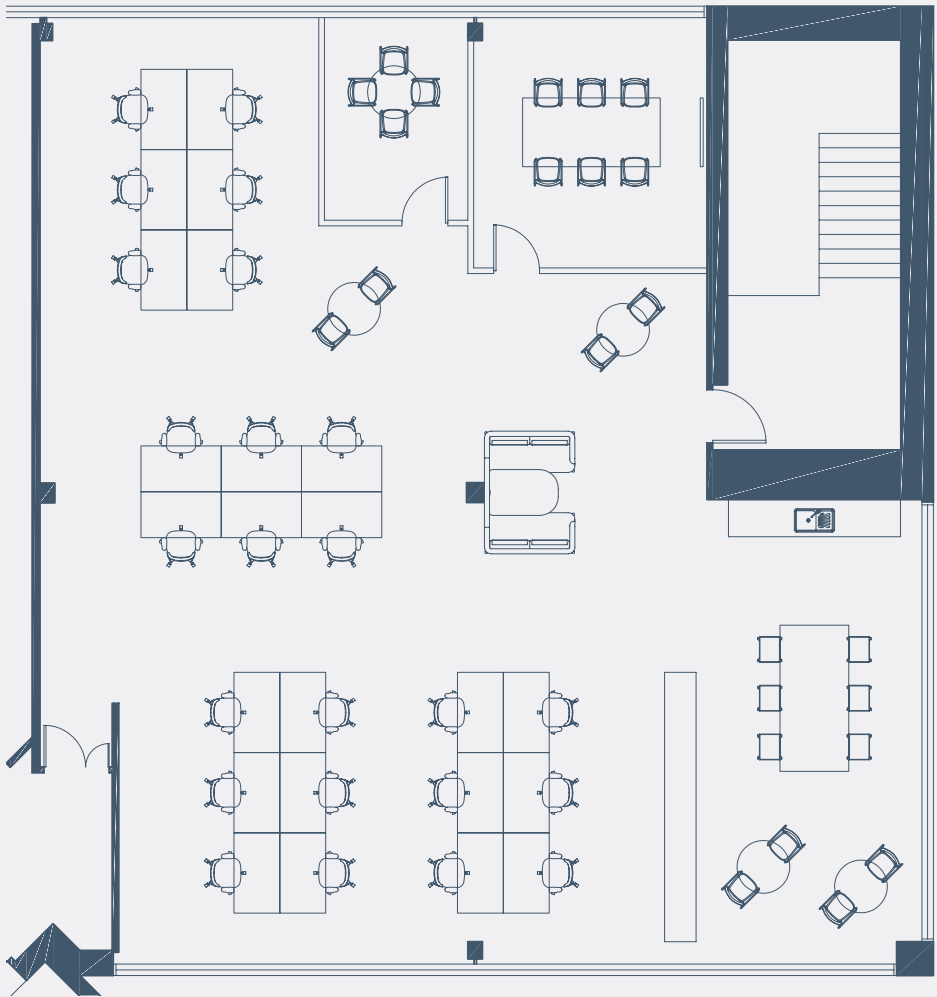


SPECIFICATION

- Air conditioning
- Raised floors
- LED light fittings
- Blinds
- Fully fitted with 2 meeting rooms/offices
- Kitchen facilities
- Furniture - 26 desks
- Fibre connections (Openreach)

ACCOMMODATION

The available suite is on the second floor and is 2,338 sq ft (217.2Sq m) with 8 car parking spaces.





RENT

£13.95 per sq ft.

SERVICE CHARGE

£6 psf including the cost of all utilities.

EPC

The property has a rating of A24.

RATEABLE VALUE

According to the VOA website the rateable value is £21,000 giving rates payable of £10,479 (£4.48 psf).

LEGAL COSTS

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

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.

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.

FOR FURTHER INFORMATION PLEASE CONTACT:



Chris Pearson

Tel: 07834328678

Email: chrisp@naylor'sgavinblack.co.uk

Ellie Combe

Tel: 07544655575

Email: ellie.combe@naylor'sgavinblack.co.uk



Paddy Matheson

Tel: +44 7796 192 356

Email: patrick.matheson@knightfrank.com

Nathan Douglas

Tel: M: +44 7790 931 318

Email: nathan.douglas@knightfrank.com

IMPORTANT NOTICE 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP or Naylor's Gavin Black in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP and Naylor's Gavin Black nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2.** Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3.** Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. November 2024.