

## TO LET

Victory House, Balliol Business Park, Benton  
Lane, Newcastle Upon Tyne, NE12 8EW



### Second Floor Office Available

3,390 Sq Ft (314.93 Sq M)

- Strategic Location
- Established Business Park
- Good car parking allocation
- Access to transport links
- Secure building

For further information please contact:

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### Location

Victory House is prominently situated within the well-established Balliol Business Park, adjacent to Benton Business Park and Benton Lane, approximately 4 miles north of Newcastle City Centre.

The area benefits from excellent transport links, with over 50 buses per hour serving the vicinity. Four Lane Ends Metro Station is located around 1 mile south of Balliol Business Park, providing frequent services to Newcastle City Centre and the wider region.

### Description

Victory House is a three-storey, purpose-built office building dating from the late 1990s. It features brick elevations, a self-contained glazed entrance, and an 8-person passenger lift. The suite will undergo refurbishment, including new carpeting and LED lighting.

The building spans three floors, with the second floor currently available to let. The office suite includes self-contained WCs, a kitchen area, and multiple partitioned meeting and office rooms. Security is provided via an internal fob-access system.

### Accommodation

The property has been measured and comprises the following NIA areas:

	Sq Ft	Sq M
<b>Second Floor</b>	<b>3,390</b>	<b>314.93</b>

### Terms

The second floor is available by way of a fully repairing and insuring (FRI) lease.

### Rent

£10.00 Per Sq Ft

### Service Charge

There is a service charge payable on the building, more information can be provided on request.

### Building Insurance

Available upon Request.

### EPC

To be assessed.

### Rateable Value

According to the VOA, the property has a rateable value of £37,250.

### 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 Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### Anti-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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