

**TO LET**

Neptune House, Neptune Road, Wallsend,  
Tyne And Wear, NE28 6DD



## Self Contained Building

1,996 - 4,148 Sq Ft (185.43 - 385.35 Sq M)

- New Lease Available
- Suitable for a range of uses, subject to planning
- Grade II Listed Building
- On site carparking
- Storage space in basement

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## Location

The property is located in a prominent position on Neptune Road (A187) and is approximately half a mile south from Wallsend High Street. The property benefits from easy access to the A19 and Tyne Tunnel.

## Description

The property comprises an attractive, detached Grade II listed office building arranged over ground and first floors, with additional storage space in the basement. Internally, the accommodation offers a combination of open-plan areas and private offices.

The building has a 8-person passenger lift and also benefits from a platform lift at the main entrance.

## Accommodation

The property has been and comprises the following areas:

	<b>Sq Ft</b>	<b>Sq M</b>
First Floor	1,996	185.43
Ground Floor	2,152	199.92
<b>Total</b>	<b>4,148</b>	<b>385.35</b>

## Terms

To Let on a new full repairing and insuring lease for a term of years to be agreed.

## Rent

£40,000 Per Annum

## Service Charge

There is a service charge payable, more information provided on request.

## Building Insurance

Available upon request

## EPC

Available upon request

## Rateable Value

We recommend that all interested parties make enquiries directly with the local council.

## 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.

## Anti-Money Laundering

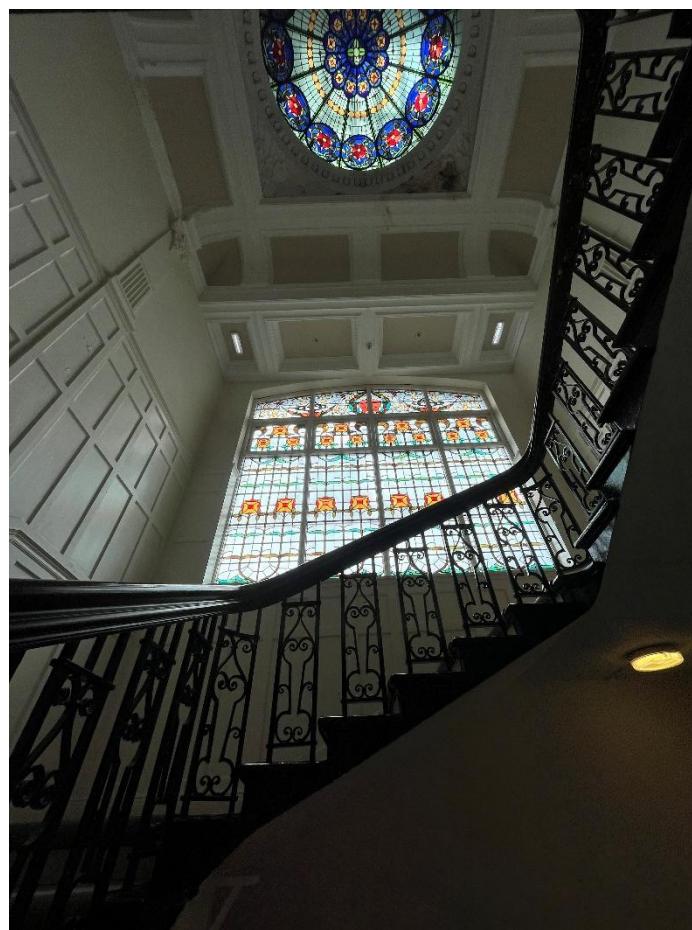
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## 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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