

FOR SALE

89 Denhill Park, Denhill Park, Newcastle
Upon Tyne, Tyne And Wear, NE15 6QE



Self-Contained Office Building

3,163 Sq Ft (293.84 Sq M)

- Freehold Sale
- Good Car Parking Provisions
- Good Location off the West Road
- Suitable to a range of uses subject to planning
- Recently Refurbished

For further information please contact:

Ellie Combe
E: ellie.combe@naylorsgavinblack.co.uk
DD: 07544655575

Jessica Ross
E: jessica@naylorsgavinblack.co.uk
DD: 07702528881

Second Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

Location

The property is located on Denhill Park, just off the A186 West Road, one of the main arterial routes to the west of Newcastle and providing convenient access to the A1(M). The building overlooks Pendower Hall and is adjacent to Condercum House, which has undergone refurbishment in recent years and has attracted a range of new occupiers.

Description

The property is arranged over two floors and features a reception area that provides a warm and welcoming entrance to the building. The accommodation which has been redecorated throughout, includes a mix of partitioned offices, meeting rooms, and open-plan workspace, along with a large kitchen and breakout area.

The property benefits from carpeting and vinyl flooring throughout, LED lighting, and W.C. facilities. There is also a fully accessible lift located at the entrance of the property, providing step-free access to all floors.

Accommodation

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

	Sq Ft	Sq M
First Floor	1,515	140.78
Ground Floor	1,648	153.14
Total	3,163	293.84

Price

Offers in excess of £300,000 for the Freehold

EPC

The property has an EPC rating of D86.

Rateable Value

According to the Valuation Office Agency, the property has a Rateable Value of £36,750 as of 1st April 2026.

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

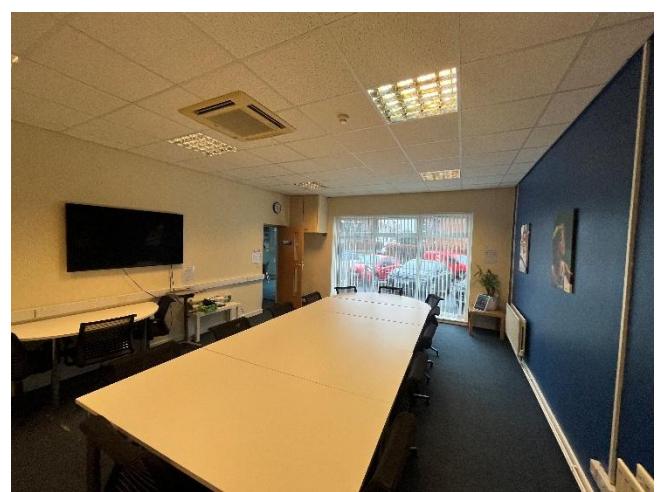
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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.

FOR SALE

89 Denhill Park, Denhill Park, Newcastle
Upon Tyne, Tyne And Wear, NE15 6QE



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.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (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

