



**OFFICE TO LET**

**1026.02 m<sup>2</sup> (11,040 sq ft)**



**FIRST FLOOR OFFICES  
NO.1 GOSFORTH PARK WAY  
GOSFORTH BUSINESS PARK  
NEWCASTLE UPON TYNE  
NE12 8ET**

**LOCATION**

Gosforth Business Park is located approximately 4 miles north of Newcastle upon Tyne City Centre with ready access to Gosforth and Jesmond and the principle road network serving the area.

The tenants within No.1 Gosforth Park Way include TSG and Parkdean Holidays whilst on the Business Park as a whole there is an Asda Superstore, BT, Greens Health and Fitness, RMT Accountants, Nomad Homes and the Home Group.

**DESCRIPTION**

The property comprises first floor offices in two wings with a central core and male and female w.c. facilities on each floor together with a lift.

**ACCOMMODATION**

The premises comprise the following areas:-

	M <sup>2</sup>	Sq Ft
East Wing	513.01	5,520
West Wing	<u>513.01</u>	<u>5,520</u>
<b>TOTAL</b>	<b>1,026.02</b>	<b>11,040</b>

The first floor is available to let as a whole or by separate wings

**REPAIRING OBLIGATIONS**

The lease is to be taken on effective full repairing and insuring terms by way of service charge recovery to reflect the landlord's outgoings in relation to the common parts and the external structure of the building together with its insurance.

**LEASE TERMS**

The premises are available to let by way of a lease for a term of 5, 10 or 15 years.

**CAR PARKING**

36 dedicated on site car parking spaces are available with the lease of the first floor.

**RENT**

£157,500 per annum exclusive of rates and VAT.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

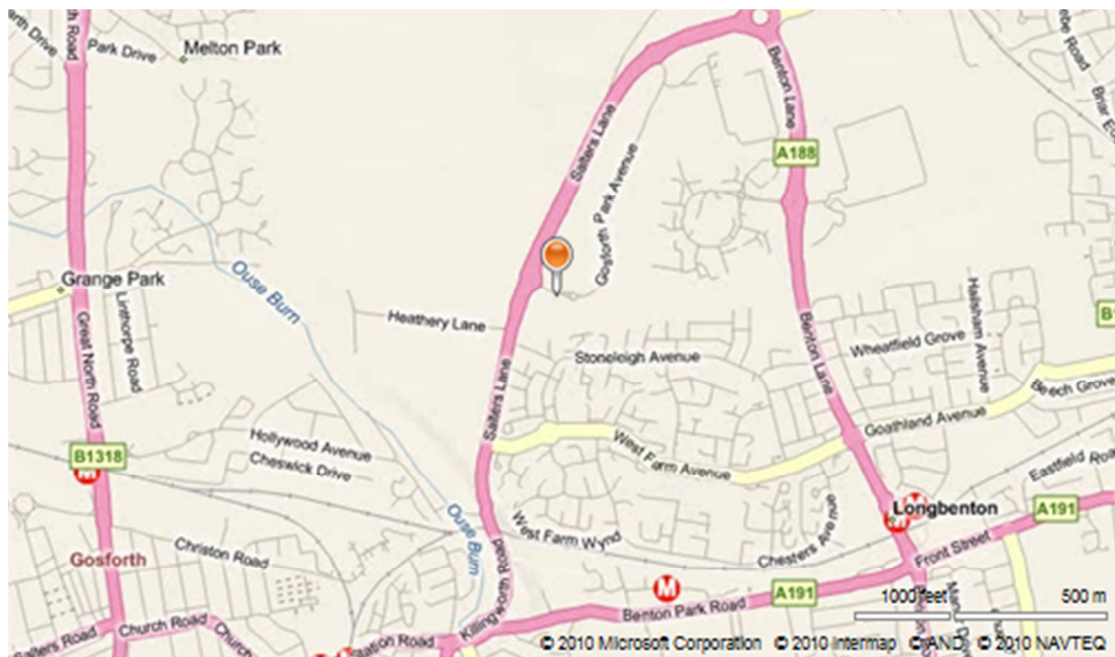
## COSTS

Both parties to be responsible for their own costs in the preparation of the legal documentation and any stamp duties thereon.

## VIEWING

For further information or an opportunity to view please contact Mr Gavin Black at:-

Gavin Black & Partners  
184 Portland Road, Jesmond  
Newcastle upon Tyne, NE2 1DJ  
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## Disclaimer:

These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly there shall be no liability as a result of any error or omission in these particulars.