

# to let



*The industrial property specialists*

## ALBION HOUSE WEST PERCY STREET NORTH SHIELDS NE29 0DW



- MODERN OFFICE ACCOMMODATION WITH CAR PARKING CLOSE TO TOWN CENTRE
- SELF-CONTAINED ACCOMMODATION OVER GROUND & FIRST FLOORS
- VARIOUS SUITE / OFFICE SIZES RANGING FROM 100 SQ FT – 1,093 SQ FT
- FLEXIBLE TERMS AND COMPETITIVE RENTS
- INCENTIVES AVAILABLE, SUBJECT TO TERM AND COVENANT

[www.frewpain.co.uk](http://www.frewpain.co.uk) t: 0191 229 9517 e: [james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)



Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



## LOCATION

Albion House is well located close to the town centre of North Shields within the Borough of North Tyneside, Tyne & Wear.

Access to the A19 trunk road and central Newcastle upon Tyne is within a 6 minute and 16-minute drive time respectively.

Albion House is situated close to a mix of office, residential and retail uses. The property is accessed by car and on foot, off West Percy Street.

Abutting the site to the west is the NHS Nelson Health Centre as well as a social club and to the south east corner there is a further social club.

The popular Beacon Shopping Centre, North Shields Metro Station and main bus stops in the town centre are less than a 5 minute walk from Albion House.

The exact location is shown on the attached plan.

## DESCRIPTION

The property offers a two-storey interconnecting office block with central car parking courtyard area.

Internally the accommodation provides a selection self-contained office suites and individual offices with communal WC / kitchen areas.

The accommodation is to be refurbished to provide good standard of offices.

The existing accommodation could be used for a variety of other uses subject to suitable planning permissions.

Externally the Business Park is well maintained with ample car parking.

## ACCOMMODATION

From onsite measurements the premises have Net Internal Areas (NIA) as shown in the schedule of accommodation.

## SERVICES

It is understood that all mains services are provided to the building, including mains gas, electric, water and drainage.

Heating is via a Combi boiler servicing radiators.

(It is recommended that all interested parties contact the local service providers to ensure that the services are operational).

## BUSINESS RATES

See attached schedule.

(All interested parties should contact the Local Authority to confirm these figures).

## TENURE

The accommodation is available by way of a new Full Repairing and Insuring agreements (Excluded from the Landlord and Tenant Act 1954) for a term to be agreed.

## RENT

See attached schedule.

Incentives may be offered, subject to covenant and lease term.

## ENERGY PERFORMANCE CERTIFICATE

C-68.

## VAT

VAT will be chargeable at the prevailing rate.

## LEGAL COSTS

Each party to bear their own legal costs in connection with any transaction.

## VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

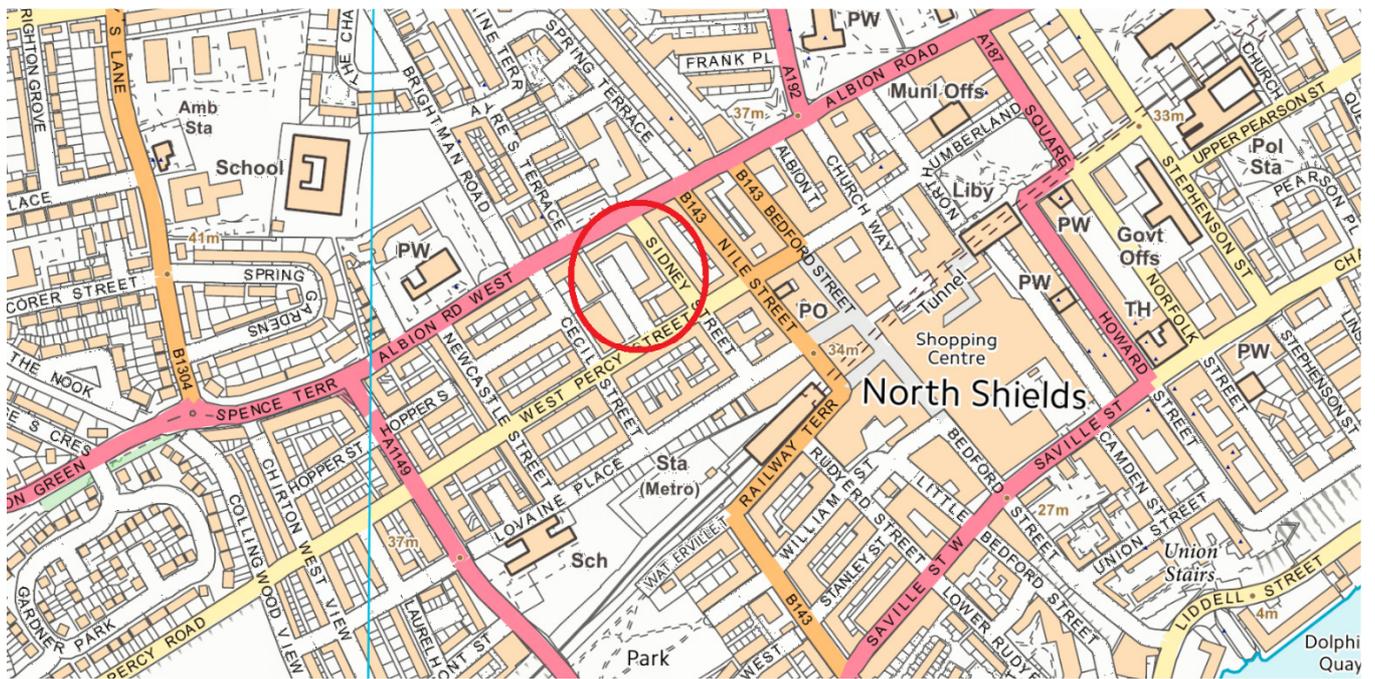
**May 2023**

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UNIT	SIZE : NIA (SQ FT)	RENT (P.A. EXC)	RATEABLE VALUE	COMMENTS
Suite 2	1,093	£11,475	RV £9,100	First floor self-contained offices
Suite 4	840	£8,820	RV £6,900	First floor self-contained offices
Suite 5	743	£9,000	RV £6,600	Ground floor self-contained offices
Suite 6	840	£8,820	RV £6,900	First floor self-contained offices
Suite 7	1,007	£10,600	RV £8,400	Ground Floor self-contained offices.
Suite 8	1,023	£10,750	RV £8,600	First floor self-contained offices
Suite 9	942	£11,400	RV £6,600	Ground Floor Self-contained offices
Suite 10	819	£8,600	RV £6,800	First floor self-contained offices
Office 11A	100	£2,000	RV £1,350	Ground floor office with shared WC and kitchen area
Office 11D	72	£1,500	RV £1,025	Ground floor office with shared WC and kitchen area
Office 12A	140	£2,800	RV £1,700	First floor office with shared WC and kitchen area
Office 12B	168	£3,360	RV £1,500	First floor office with shared WC and kitchen area
Suite 15	670	£8,200	RV £4,200	Ground Floor Self-contained office
Suite 16	570	£6, 500	RV £4,600	First floor self-contained offices
Suite 22	958	£10,100	RV £6,900	First floor self-contained offices
Suite 20	793	£8,350	RV £6,900	First floor self-contained offices