

OFFICE TO LET

5 Rake House, North Shields,
NE29 8EQ

- Self-contained office
- Popular location
- Total size of 45.42m² (489ft²)
- Allocated & visitor parking
- EPC Rating B45
- May be suitable for a variety of uses

Rent of £7,500 per annum

BradleyHall



LOCATION

Rake House Farm is prominently located just off the A191, adjacent to Rake Lane Hospital in North Shields. The development is within close proximity to the A1058 providing direct access between Newcastle City Centre and Tynemouth. The A19, which is 2.5 miles away, provides access to Northumberland, Sunderland and Teesside.

Rake House Farm is centrally located within North Tyneside, providing excellent access to Whitley Bay, Tynemouth, North Shields and Shiremoor.

DESCRIPTION

Rake House Farm is a unique conversion of traditional stone buildings providing self contained, modern and open plan office accommodation.

The available office suite is fully carpeted with plastered and painted walls, pitched roof with skylights, hanging strip lights with the additional benefits of a partitioned meeting room and small kitchenette. There are communal WC's on site and car parking externally.

The office suite may be suitable for a variety of uses within Use Class E.

ACCOMMODATION

We calculate the approximate net/gross internal floor areas to be as follows:

Ground Floor	45.42m ²	489ft ²
--------------	---------------------	--------------------

EPC RATING

B45

RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £5,400 and the estimated rates payable for the current year is £2,694.60. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

TERMS

The property is available by way of a new lease with terms to be agreed at £7,500 (Seven Thousand, Five Hundred Pounds) per annum.

VAT

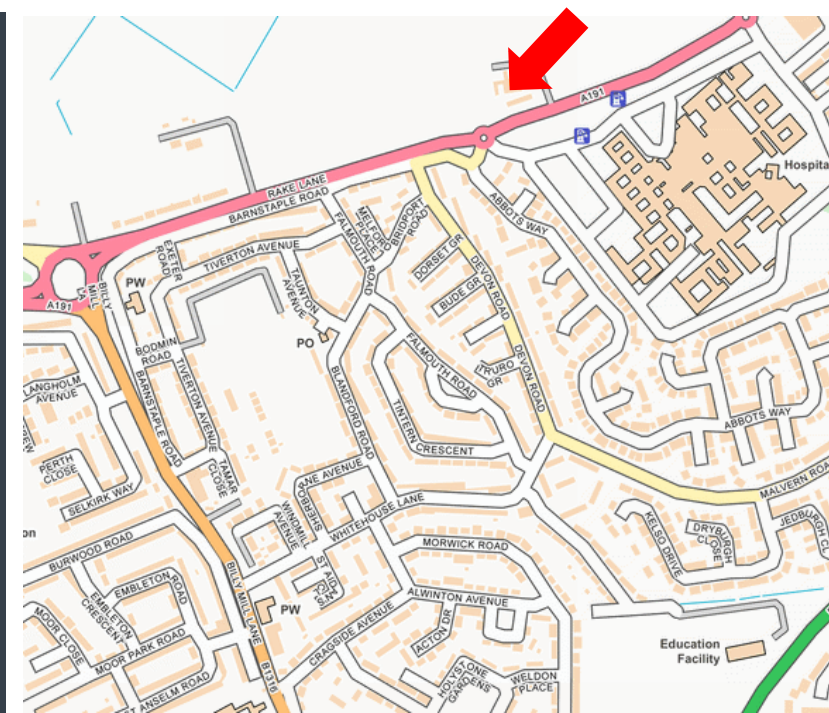
All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.



Car parking on site
0.1 mile bus routes
240ft from A191
1.6 miles from West Monkseaton Metro Station
1 mile from A1058
2.5 miles from A19



2 miles from North Shields
2.5 miles from Tynemouth
2 miles from Whitley Bay
0.1 mile from North Tyneside General Hospital



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.