



TO LET - GROUND & FIRST FLOOR OFFICES
NEVILLE HOUSE | BELL STREET | NORTH SHIELDS FISH QUAY | NE30 1LJ

TO LET
Naylor & Gavin Black
Low Cost Offices
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Summary

- Prominent Location overlooking the River Tyne
- Competitive Rental: £4.95 per sq ft pax
- Ground Floor: 1,158 sq ft (107.58 sq m)
- First Floor: 1,179 sq ft (109.53 sq m)
- Subject to Contract

Description

The accommodation is arranged over two floors within a multi occupied building which benefits from excellent views across the River Tyne. Willmott Dixon currently occupy the suite and have carried out some minor alterations to the ground floor including new WC's and the creation of dry room and storage office.

There is a connecting staircase between ground and first floor and the suite can be accessed externally via a dedicated entrance to the front or via a shared lift within the main building entrance to the side. Features of the property include Male and Female WC's, kitchen facilities to both floors, boardroom at first floor level, suspended ceilings incorporating fluorescent lighting, electric storage heaters and part perimeter trunking. The first floor is fully carpeted throughout whilst the ground floor benefits from a vinyl floor covering.

Accommodation

We understand the offices provide the following approximate Net Internal Areas:-

Description	sq m	sqft
Ground Floor	107.58	1,158
First Floor	109.53	1,179
Total	217.11	2,337



Location

Neville House is located on the north bank of the River Tyne and is accessed off Bell Street which is situated to the west of North Shields Fish Quay. The property benefits from good communication links being situated close to the A19 trunk road and A1058 Coast Road into Newcastle City Centre. Public transport is also well accessed through the bus and metro links which are located in North Shields town centre, situated 500m to the north.

Current occupiers within the building include Port of Tyne and DEFRA. The surrounding area is predominantly a mixture of residential and leisure operators, as well as a popular fishing industry.

Asking Rent & Lease Terms

The accommodation is available by way of a new Full Repairing and Insuring Lease via a service charge at a commencing rental of £4.95 per sq ft per annum exclusive for a term of years to be agreed.

Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

Rateable Value £18,500

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (North Tyneside Council).



Services

We understand that all mains services are available on site, however, interested parties are advised to make their own investigations with regard to this matter.

Energy Performance Certificate (EPC)

The Energy Performance Asset Rating is Band C (60).

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](#)

Anti Money Laundering

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

VAT

All references to rent are deemed to be exclusive of VAT unless expressly stated otherwise.

Legal Costs

Each party to bear their own legal costs incurred in the preparation and settlement of any lease documentation together with any VAT thereon.

Further Information

VIEWINGS STRICTLY BY APPOINTMENT ONLY WITH THE AGENT
FOR FURTHER INFORMATION PLEASE CONTACT:



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