

Park View House
Front Street, Longbenton,
Newcastle upon Tyne
NE7 7TZ



**Park View House
Front Street, Longbenton,
Newcastle upon Tyne
NE7 7TZ**

- Two ground floor suites available that can be occupied together or separately
- Excellent transport links
- On-site car parking

Get more information

<https://www.avisonyoung.co.uk>

Avison Young

Third Floor
Central Square South
Orchard Street
Newcastle Upon Tyne
NE1 3AZ

Office space to let

Park View House, Front Street, Longbenton,
Newcastle upon Tyne, NE7 7TZ

Property Highlights

Park View House provides refurbished office space on the ground floor of the property. The suites are easily accessed via a communal entrance, through a reception area, and benefits from male and female toilets for the floor. Both suites benefit from private kitchen facilities, suspended ceilings, cat 2 lighting, perimeter trunking, and are fully carpeted.

The building is currently home to significant occupiers such as Mears Group Plc and Reeves Independent Limited. The ground floor front suite has 7 demised car parking spaces and the ground floor rear suite has 6 demised spaces.

Area (GIA)	Sq ft	Sq m
Ground Floor (Front)	1,866	173
Ground Floor (Rear)	2,284	212
Total	4,150	386

Location

Park View House is situated on Front Street, Longbenton, located approximately 3 miles north east of Newcastle City Centre. The location is a prominent position just off Whitley Road, giving excellent road links to the city centre .

This excellent road link is complemented by Four Lane Ends transport hub. The ample car parking, as well as the main metro station and bus station provides access throughout Tyne and Wear. Plus, Newcastle's International Airport and Newcastle's Central railway station are both within easy access.

EPC

The property has an EPC rating of D97

Rates

Front Suite: RV - £13,750, UBR - £0.499, Rates Payable - £6,861
Rear Suite: RV - £16,000, UBR - £0.499, Rates Payable - £7,984

Tenure

The front suite is available by way of an assignment of an existing lease ending in 1st May 2028 at a passing rent of £15,220 per annum (break option at 02/05/2025).

The rear suite is available by way of an assignment of an existing lease ending 4th July 2028 at a passing rent of £18,625 (break option at 29/09/2023).

Both leases are held on a full repair and insuring basis by way of service charge.

VAT

VAT if applicable will be charged at the standard rate.

Legal Costs

Each party is to be responsible for their own legal costs.

Key Highlights



Mix of cellular and open plan office space



Demised car parking: 7 spaces for front suite and 6 spaces for rear suite



4,150 sq ft available



3 miles to Newcastle city centre



Kitchen facilities



Metro and Bus services at Four Lane Ends



Suspended ceiling with Cat 2 lighting



Security System



Perimeter trunking



Close to local amenities

**AVISON
YOUNG**

Office space to let

Park View House, Front Street, Longbenton,
Newcastle upon Tyne, NE7 7TZ

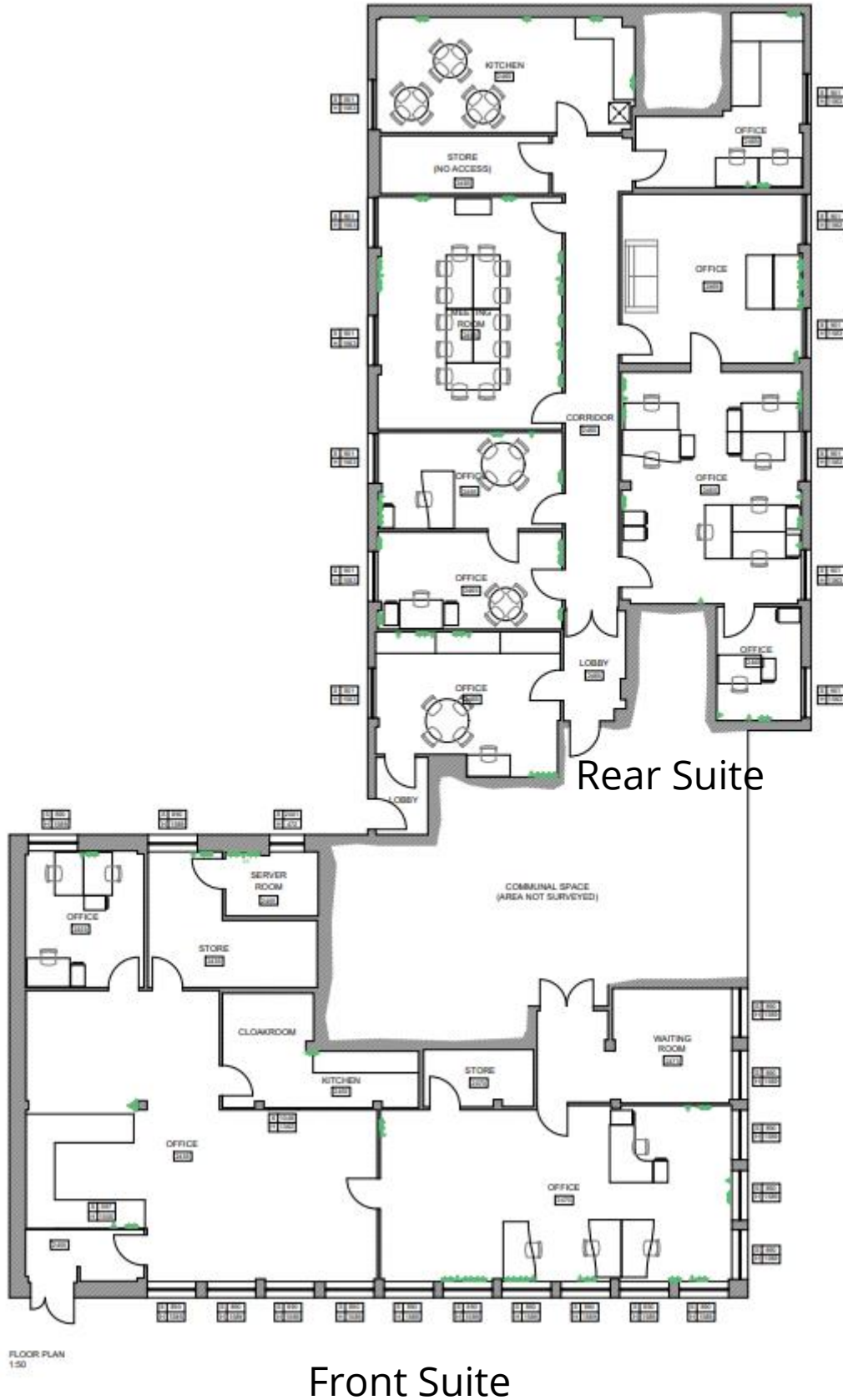


Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

Office space to let

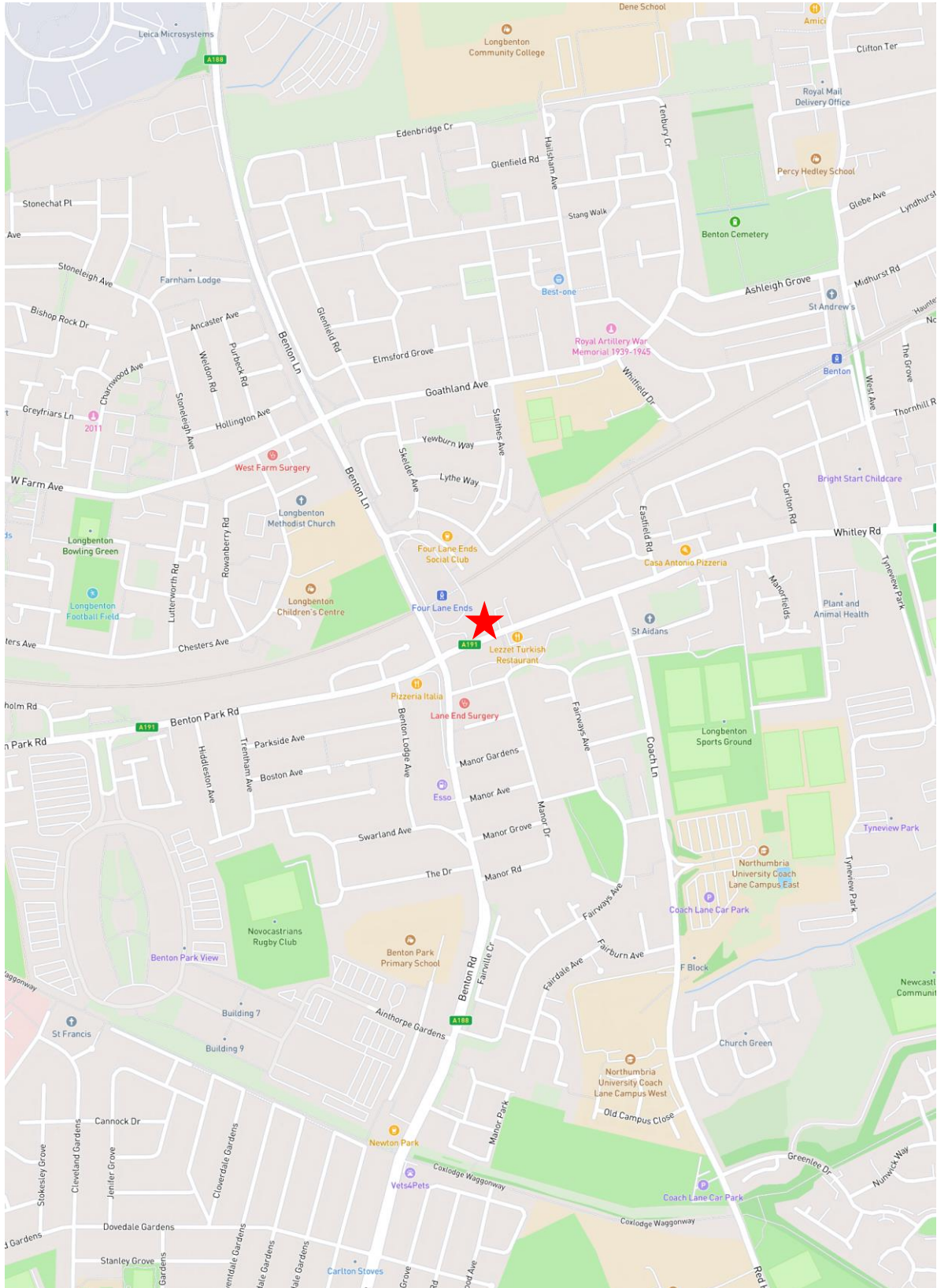
Park View House, Front Street, Longbenton,
Newcastle upon Tyne, NE7 7TZ



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Office space to let

Park View House, Front Street, Longbenton,
Newcastle upon Tyne, NE7 7TZ



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

Get more information

Tony Wordsworth

Director

+44 (0)191 269 0508

+44 (0)7785 916 936

tony.wordsworth@avisonyoung.com

Adam Lawson

Surveyor

+44 (0)191 261 2361

+44 (0)7825 113 277

adam.lawson@avisonyoung.com

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**AVISON
YOUNG**

avisonyoung.com