

GEORGE F. WHITE

RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

HIGH STREET OFFICES SUITE

TO LET



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1ST AND 2ND FLOOR OFFICES, 25 MAIN STREET,
PONTELAND, NEWCASTLE UPON TYNE, NE20 9NH

- 1st and 2nd Floor office suites
- Office suites available individually or as a whole
- Prominent building in Ponteland Village Centre
- Asking rent £12 per sq ft
- Close to Waitrose

£12 per sq ft

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	550 sq m / 1,125 sq ft
Availability	Immediate Occupation
Rateable Value	£10,850 (Both suites)
Service Charge(s)	Available upon request
EPC Rating	Available upon request

KEY CONTACT(S)

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LOCATION

The property is situated in the village of Ponteland. Ponteland has excellent transport links with Newcastle International Airport located 1½ miles and the A1 motorway 4 miles to the east via the Wooslington Bypass dual carriageway. Ponteland and neighbouring Darras Hall Estate together form one of the wealthiest commuter areas of Newcastle. Main Street is home to a good range of local amenities including Waitrose and Sainsbury's Supermarkets, high street banks as well as several bars, restaurants and other retail and leisure outlets.

DESCRIPTION

The property comprises first and second floor office suites with shared ground floor access in a prominent Grade II Listing building. The suites have the benefit of carpeted floors and strip florescent lighting. The first floor uses the communal WCs whilst the second floor has an internal WC suite.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M²	Ft²
1st Floor	53.42	575
2nd Floor	51.10	550
Total	104.52	1,125

TERM

The premises are available by way of a new effectively full repairing and insuring lease at a rent of £12 per sq ft. All other terms are to be agreed by negotiation.

Service charge and buildings insurance are also payable on demand.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
First Floor	6,200
Second Floor	4,650
Total	10,850

The Small Business Rate for the year 2023/2024 is 49.9 pence in the pound.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant..

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ENERGY PERFORMANCE

An EPC has been commissioned and will be available shortly.

VAT

All figures are exclusive of VAT where chargeable..



base right 2023 (licence number 100059532)

Scale 1:1