

# Office For Sale/To Let

7-8 Diamond Court, Kingston Park, Newcastle upon Tyne, NE3 2EN

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS



- Office premises for sale/to let
- Total size of 303.8m<sup>2</sup> (3,270ft<sup>2</sup>)
- Arranged over ground and first floors
- EPC Rating C54
- Dedicated car parking
- May be suitable for a variety of uses

**Offers in excess of £300,000**  
**Rent from £10.00 per ft<sup>2</sup>**



## LOCATION

The subject property is located on Diamond Court in Kingston Park, Newcastle upon Tyne. Diamond Court is accessed by Beaminster Way and is situated within a popular business and industrial location, next to Airport Industrial Estate and with occupiers including Kingston Property Services, Medway Law, Hall and Partners and Army Reserves Centre.

The property is also within very close proximity to Belvedere Retail Park, Kingston Park Retail Park and Kingston Court Retail Park which benefit from national retailers including Currys PC World, TX Maxx, McDonalds, Pets at Home, B&M, and Tesco Extra.

Beaminster Way links with Brunton Lane which is a main road through Kingston Park that provides direct access to Brunswick Village to the north. Road links also include the A1(M), A696 and the A167(M), all of which are less than 0.7 miles away. There are bus routes servicing Brunton Lane and Kingston Park Metro Station is just 0.4 miles away.

## DESCRIPTION

The properties comprise of a purpose built, two storey office building within the popular business park. The property is a pavilion style finished to a good standard throughout and is arranged to provide an open plan office space, separate meeting rooms, kitchen/breakout space, stores and WC facilities.

Externally, there are 16 dedicated car parking spaces available.

## ACCOMMODATION

Ground floor	130.6m <sup>2</sup>	1,406ft <sup>2</sup>
First floor	173.2m <sup>2</sup>	1,864ft <sup>2</sup>
<b>Total</b>	<b>303.8m<sup>2</sup></b>	<b>3,270ft<sup>2</sup></b>

## EPC RATING

Unit 7 – C54  
Unit 8 – Awaiting EPC Rating

## RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Office and Premises	£42,500	£21,207.50

We are advised that the rateable value of the premises as at 1 April 2017 is £42,500 and we have estimated the actual rates payable for the current year above. 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 a rent from £10.00 per ft<sup>2</sup>.

The long leasehold is also available for offers in excess of £300,000 (Three Hundred Thousand Pounds). The long leasehold is held for a term of 115 years from 31st July 2012, with approximately 106 years unexpired.

## 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.

## LEGAL COSTS

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

## MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

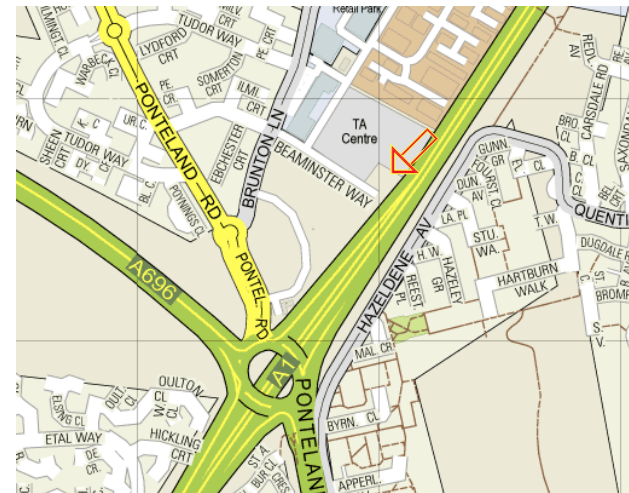
**Tel:** 0191 232 8080  
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## AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://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.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



## IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702  
1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located 0.1 mile away



0.6 miles from Kingston Park Metro Station



0.7 miles from A1(M)  
0.5 miles from A696  
0.6 miles from A167



3.5 miles from Newcastle International Airport