

To Let



Neptune House

Wallsend, Neptune Road, NE28 6DD

 **naylors**

To Let

Self Contained Building

1,996 – 4,148 Sq Ft
(185.43 – 385.35 Sq M)

- New lease available
- Suitable for a range of uses, subject to planning
- Grade II Listed building
- On site car parking
- Storage space in basement



Location

The property is located in a prominent position on Neptune Road (A187) and is approximately half a mile south from Wallsend High Street. The property benefits from easy access to the A19 and Tyne Tunnel.

Description

The property comprises an attractive, detached Grade II listed office building arranged over ground and first floors, with additional storage space in the basement. Internally, the accommodation offers a combination of open-plan areas and private offices.

The building has an 8-person passenger lift and also benefits from a platform lift at the main entrance.

Accommodation

The property has been and comprises the following areas:

First Floor:	1,996 sq ft (185.43 sq m)
Ground Floor:	2,152 sq ft (199.92 sq m)
Total :	4,148 sq ft (385.35 sq m)

Terms

To Let on a new full repairing and insuring lease for a term of years to be agreed.

Rent

£40,000 per annum.

Service Charge

There is a service charge payable, more information provided on request.

Building Insurance

Available on request.

EPC

Available upon request.

Rateable Value

We recommend that all interested parties make enquiries directly with the local council.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

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

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(s).





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