



Self-Contained Office Accommodation

641.56 sq.m (6906 sq.ft)

- Detached Office Building
- Freehold
- Private site with approximately 30 parking spaces
- Quoting £475,000 exclusive

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FOR SALE MAY LET

Railsafe House, Whiteley Road, Blaydon, NE21
5NJ

Location

The property is located just off Whiteley Road in an established office and industrial area of Blaydon-on-Tyne, approximately 4 miles from Newcastle City Centre. The site is easily accessible from Blaydon highway which connects to the main road network including the A1. Blaydon has seen a degree of redevelopment in recent years with the construction of a Morrison's supermarket and adjoining retail park. Further development is also planned on the former Churchill's Site.

Description

The subject property comprises a two storey detached office building which is located within Blaydon Industrial Estate. Internally the property comprises of mainly cellular office space with part open plan to the first floor. The office suites comprise of plaster painted walls, solid flooring, perimeter trunking part plaster/suspended ceilings and a combination of florescent tube and LED lighting. The property also benefits from Gas Central Heating. Each floor benefits from W/C facilities and a kitchen point as well as an 8 person passenger lift. We understand all external windows to the property are double glazed.

Externally the property sits within its own grounds and benefits from approximately 30 car parking spaces lit with LED streetlights. There is also a good proportion of landscaping around the building with a small storage area to the rear.

Accommodation

We calculate that approximate net internal areas are as follows:

NIA	m ²	ft ²
Ground Floor	326.24	3512
First Floor	315.32	3394
Total	641.56	6906

Terms

We are instructed to seek offers in the region of £475,000 for the freehold interest.

Alternatively, our client would consider letting the building in its entirety only at a guide rental of £70,000 per annum exclusive.

Rateable Value

The property is currently assessed in separate parts and not the whole. Interested parties are advised to make enquiries with the relevant local authority.

EPC

The property has a rating of C (72).

Legal Costs

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

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

(i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.

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VAT

All figures quoted are exclusive of VAT where chargeable. We understand the building is elected for VAT.

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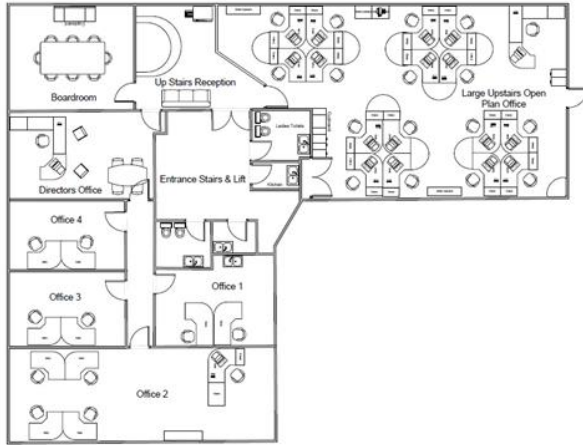
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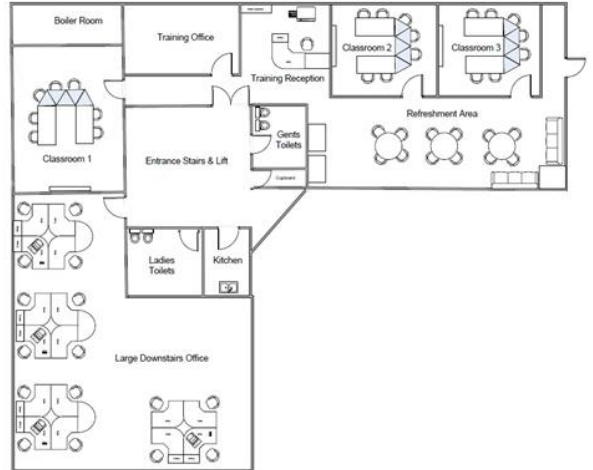
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Railsafe House
Upper Floor Office Plan



Railsafe House
Lower Floor Office Plan



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