



**Self-Contained Office
Accommodation**
3,163 ft² (293.92 m²)

- Upon the instructions of Children North East
- Freehold
- 12 car parking spaces

For further information please contact:

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Subject to Contract

FOR SALE

89 Denhill Park, Newcastle upon Tyne,
 NE15 6QE

Location

The property is located on Denhill Park almost adjacent to the A186 West Road which is one of the main arterial routes to the West of Newcastle which links to the A1(M). The property overlooks Pendower Hall which is being refurbished currently to provide business community and conference/event space.

Description

The building currently provides 6 partitioned offices on the first floor and a large conference and other rooms on the ground all with perimeter trunking and carpeting. There is a disability access lift, fully fitted kitchen and male/female and w.c facilities.

Accommodation

We estimate that the building has the following floor areas;

	M2	Sq ft
First Floor	140.78	1,515
Ground Floor	153.14	1,648
Total	293.92	3,163

Externally there is space for up to 12 vehicles.

Tenure

Freehold.

Quoting Price

£275,000.

Rateable Value

According to the Valuation Office Agency website the Rateable Value is £16,000.

EPC

The EPC is currently being assessed.

Legal Costs

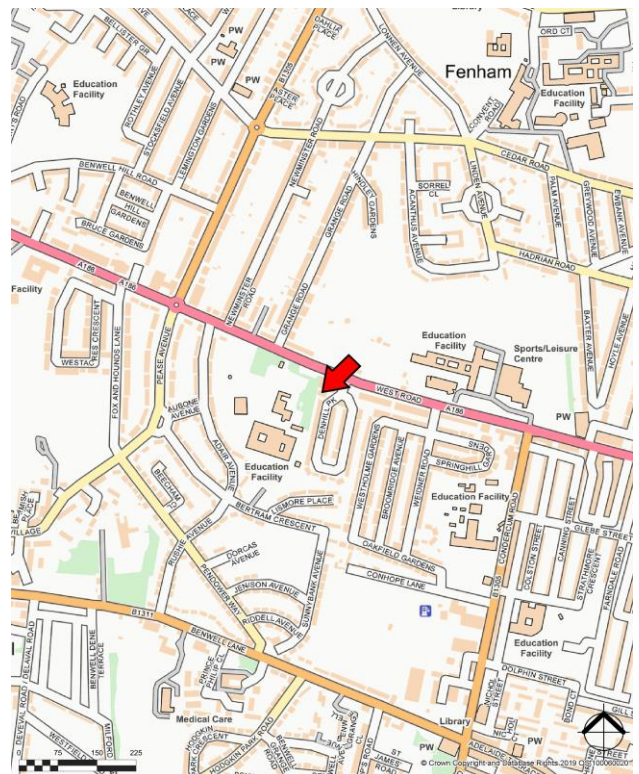
Each party to be responsible for their own legal costs incurred in this transaction

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 purchaser.

VAT

The property has not been elected for VAT.



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