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07775 853484

TO LET



MODERN OFFICE PREMISES

177.2 sq m (1,907 sq ft)

WINCOMBLEE ROAD, WALKER, NEWCASTLE UPON TYNE NE6 3QS



LOCATION

The premises form part of the Benbecula Group's premises within Walker Riverside. They are situated off Wincomblee Road, approximately 4 miles east of Newcastle and 2 miles west of the A19 and Tyne Tunnel via the A186.

The immediate locality is home to a range of offshore industries including Wellstream, GE Oil and Gas and Cleveland Cables.

DESCRIPTION

The property comprises modern first floor office with open plan area, private office and board room space.

- Perimeter trunking
- Suspended ceilings/recessed lighting
- Shared canteen/kitchen
- Comfort cooling

ACCOMMODATION

Upto 177.2 sq m (1,907 sq ft)

RATES

Included within rent.

EPC

The property has an energy performance rating of C 65.

TERMS

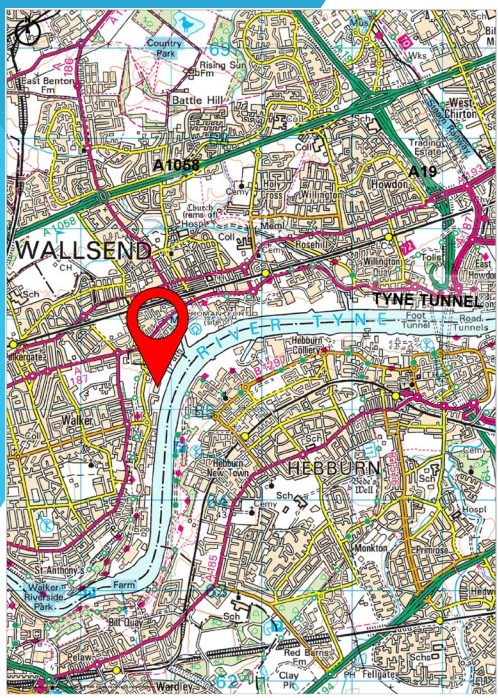
The properties are available to sublet by way of a sublease on an all-inclusive rent (to include utilities, rates and service charge.
Contact agents for further information.

LEGAL COSTS

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

VAT

All rents and prices are quoted exclusive of VAT. Interested parties must satisfy themselves as to the incidence of VAT in respect of any transaction.



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CONTACT JOINT AGENTS:

HTA REAL ESTATE
0191 245 1234
www.htare.co.uk

Nick Atkinson
Tel: 07950 319060
nick@htare.co.uk

LEXICON
COMMERCIAL REAL ESTATE

David Nicholson
Tel: 07775 853484
david@lexiconcre.co.uk

Misrepresentation Act: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract.
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