



**BNP Paribas Real Estate  
One Trinity Gardens  
Broad Chare  
Newcastle upon Tyne  
NE1 2HF**

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**To Let  
Wincomblee Road, Walker  
Newcastle upon Tyne, NE6 3QS**

**Office Premises  
1,227.35 sq m (13,212 sq ft)**



- Located on a prominent position along Walker Riverside with excellent river views
- Dedicated Parking adjacent
- Fully fitted with various meeting rooms, board room and kitchen facilities



## Location

The property is accessed off Wincomblee Road located along Walker Riverside approximately 3 miles east of Newcastle city centre and less than one mile from the A186 Walker Road.

The A19 trunk road is located 5 miles to the east, with the A1(M) 4 miles to the south west of the estate.

Wallsend Metro Station is within 5 minutes walking distance providing access to the Tyne and Wear Metro transport system and links to Newcastle Central Station.

Nearby occupiers include Barrett Energy Products, Shepherd Offshore Services and Technip

## Description

The property comprises a detached two storey office building with the accommodation arranged over the ground and first floors. The property has glazed elevations beneath a flat roof.

Internally the property provides a mix of cellular and open plan office accommodation with male, female and disabled toilets located on each floor together with shower facilities.

The property benefits from the following specification:

- Suspended ceilings with LG3 lighting
- Part comfort cooling
- Perimeter trunking
- 2.7m floor to ceiling height
- Double glazing
- Kitchen facilities

## Accommodation

The premises have been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice 6<sup>th</sup> Edition and provide the following Net Internal Areas:

Floor	sq m	sq ft
Ground	578.91	(6,232)
First	648.44	(6,980)
Total	1,227.35	(13,212)

## Services

We understand the property benefits from all main services.

## Rateable Value

The premises will need to be reassessed upon occupation. Interested parties should make their own enquiries direct to the Local Authority.



## **Tenure**

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## **Rent**

The property is available at a rent of £8.00 per sq ft.

## **Energy Performance Certificate**

Rating C:65

## **VAT**

All figures within these terms are exclusive of VAT where chargeable.

## **Legal Costs**

Each party is responsible for their own legal costs incurred with this transaction.

## **Contact details, Viewing and Further Information**

Strictly by prior appointment with BNP Paribas Real Estate

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## **Subject to Contract**

**June 2017**



