

## To Let Hollyhill, Felling, Gateshead, NE10 9QQ

Office Accommodation

From 202.06 sq m (2,175 sq ft) to 641.72 sq m (6,908 sq ft)



- Prominent location in Felling town centre
- Excellent transport links
- On-site car parking

## Location

Felling is a densely populated suburb of Gateshead located approximately 1.5 miles south-east of Gateshead town centre and 5 miles south of Newcastle city centre.

Felling is well served by the Tyne & Wear Metro with the Felling Metro station 0.2 of a mile (four minute walk) from the property. The town also benefits from having good access to the A184 and major trunk roads, A1(M) and A19, allowing excellent linkage to the rest of the region.

Hollyhill is situated to the north of Felling town centre enjoying a prominent position on the corner of High Street and Church Street.

## Description

The property is of brick construction with a traditional pitched tiled roof. The accommodation comprises office space arranged over two floors within a two storey building. There is a designated entrance facing Church Street with additional access fronting Felling High Street and further access to the ground floor via the rear service yard.

Both the ground floor and first floor office accommodation provide predominantly open plan space together with a mixture of glazed and stud wall partitioned offices/meeting rooms.

The accommodation is fully carpeted throughout with double glazed metal framed windows, suspended ceilings with recessed strip lights and central heating. Kitchenette and designated male and female WC facilities are available on each floor.

The accommodation benefits from the following specification:

- Air conditioning to part
- Fully carpeted
- Perimeter trunking
- Perimeter radiators
- Floor to ceiling height of 2.7m
- Security intercom entry system
- Secure shutters to ground floors
- Rear service yard

## Accommodation

The office suites provide the following Areas:-

Ground Floor	202.02 sq m	(2,175 sq ft)
First Floor	439.70 sq m	(4,733 sq ft)
<b>Total</b>	<b>641.72 sq m</b>	<b>(6,908 sq ft)</b>

Measured in accordance with the International Property Measurement Standards (IPMS-3):

## Services

The property benefits from all main services.

## Service Charge

A service charge is recoverable from the Tenant for the external maintenance of the property and upkeep of the common areas and utilities used in common.

Further details on application.

## Rateable Value

The premises are listed within the Valuation Agency Office website as Offices and Premises with a Rateable Value of £35,500.

## EPC

To be confirmed.

## Terms

The suites are available by way of a new effective full repairing and insuring lease(s).

Further details available upon request.

## VAT

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

## Legal Costs

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

## Contact Details, Viewing and Further Information

Strictly by prior appointment via sole agents BNP Paribas Real Estate:

Aidan Baker  
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Subject to Contract  
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