

**FORMER J&W LOWRY
PREMISES**

FOR SALE/TO LET

GAVINBLACK
— & PARTNERS —



**WELLINGTON HOUSE, WELLINGTON ROAD, GATESHEAD,
NE11 9JL**

6,535 Sq Ft (607.02 Sq M)

Offices and Workshop Facilities with Secure Yard

CONTACT

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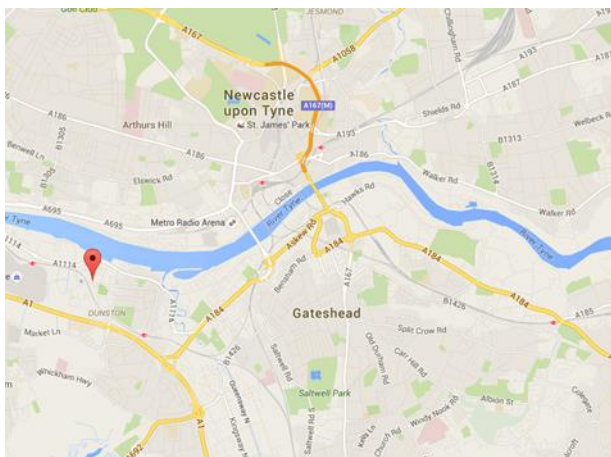
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WELLINGTON HOUSE, GATESHEAD, NE11 9JL

SITUATION

The premises are situated in Dunston, Gateshead, some 3 miles south west of Newcastle upon Tyne city centre with excellent access to the A1 Western Bypass and the Metro Centre.



DESCRIPTION AND ACCOMMODATION

The premises offer modern, two storey office accommodation with two workshops lying to the rear and an extensive compound and parking area within a secure brick wall boundary. The offices are two storey in height and are of brick construction with a flat roof. The offices have been fully refurbished, rewired and fitted with new upvc double glazed windows and suspended ceilings throughout and benefit from thermostatically controlled central heating radiators throughout served by way of a gas fired boiler.

The premises comprise:

Offices Ground Floor 36.21 Sq M
Entrance door to Reception 390 Sq Ft

Stairs to first floor
Tiled floor
WC facilities off

Communication Room 11.69 Sq M
126 Sq Ft

Office 18.29 Sq M
197 Sq Ft

Office 13.56 Sq M
Vertical blinds 146 Sq Ft

Kitchen area
Stairs to Workshop 13.38 Sq M
Range of wall and floor units 144 Sq Ft

Office 12.92 Sq M
Vertical blinds 139 Sq Ft

Office 18.23 Sq M
Vertical blinds 196 Sq Ft

First Floor
Open Plan Office 51.17Sq M
Oak flooring 551 Sq Ft

Male and Female WC facilities

Kitchen 9.54 Sq M
Range of wall and floor units 103 Sq Ft
Stainless Steel inset sink unit

Office 17.17 Sq M
185 Sq Ft

Office 13.33 Sq M
143 Sq Ft

Office 25.23 Sq M
272 Sq Ft

Rear Offices
Office 12.35 Sq M
133 Sq Ft

Office 12.15 Sq M
131 Sq Ft

Office 11.47 Sq M
123 Sq ft

Office 13.62 Sq M
147 Sq Ft

Office 13.02 Sq M
140 Sq Ft

Conference Room 18.28 Sq M
197 Sq Ft

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Ground Floor Workshop 1 89.75 Sq M

Up and over door **966 Sq Ft**
Breezeblock inner leaf
Gas fired central heating boiler
Separate Zip Aquapoint hot water heater
Hot air gas fired blower
Door to WC facilities

2 steps down to

Joiner's Shop 195.66 Sq M

2 x Powramatic gas fired heaters **2,106 Sq Ft**
Breezeblock inner leaf
Up and over door to rear yard, concreted out
Brick external wall

Parking for 7 vehicles to the yard.

3 external secure storage units could be available.

There is a large concrete yard area which is fully enclosed with brick wall and security gates.

In addition, there are 7 car parking spaces to the side of the offices but within the secure area and off-street parking in front of the offices for a minimum of a further 10 vehicles.

There is separate access to the yard from St. Omers Road to the side of the property.

RATING ASSESSMENT

According to the Valuation Office Agency website the premises are assessed for rating purposes at rateable value £19,500. The current rate in the pound is £0.493.

SERVICES

The property has the benefit of all main services including 3 phase electricity supply, gas, water, data, telecom, broadband, wi-fi, security alarm, fire alarm, CCTV and telephone exchange system.

EPC

The EPC rating for the property is D-90. A full copy of the report is available on request.

TERMS

The premises are available at a sale price of £600,000 or, alternatively, to let by way of a lease for a term of 10 years, on full repairing and insuring terms, at a commencing rental of £55,000 per annum, exclusive of rates.

An upwards only rent review will take place at the fifth year.

LEGAL COSTS

Both parties are to bear responsibility for their own costs in the 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 tenant/purchaser.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

VIEWING

Strictly by appointment with the Sole Agent.