

OFFICE PREMISES TO LET

Unit 2 Britannia House, Hadrian Road, Wallsend, NE28 6HA

- Self contained office premises
- Total size of 105.8m² (1,138ft²)
- Popular business location
- Ground and first floor
- EPC Rating C61
- On site car parking facilities

Rent of £10,500 per annum

BradleyHall



LOCATION

The subject property is located in Britannia Business Park which is situated within Point Pleasant Industrial Estate between Wallsend and Willington Quay. Britannia Business Park and Point Pleasant Industrial Estate are accessed by Hadrian Road which is the main road that links the A19 with Wallsend.

Britannia Business Park is situated within a predominantly industrial location close to the River Tyne. The property is 4.4 miles from the A19 and Tyne Tunnel, 0.4 miles from Hadrian Road Metro Station, 1.1 miles east of Wallsend and approximately 4.8 miles east of Newcastle upon Tyne city centre.

DESCRIPTION

The subject property is a purpose built office block of brick construction which form part of a terrace. The property is arranged over ground and first floors with glass frontage, gas central heating, dedicated kitchen area and male and female WC facilities. The subject property benefits from having an intercom and security alarm.

The property also benefits from private car parking to the front.

ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

Total	105.8m ²	1,138ft ²
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RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £6,500 and the estimated rates payable for the current year is £3,243.50. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

EPC RATING

C61

TERMS

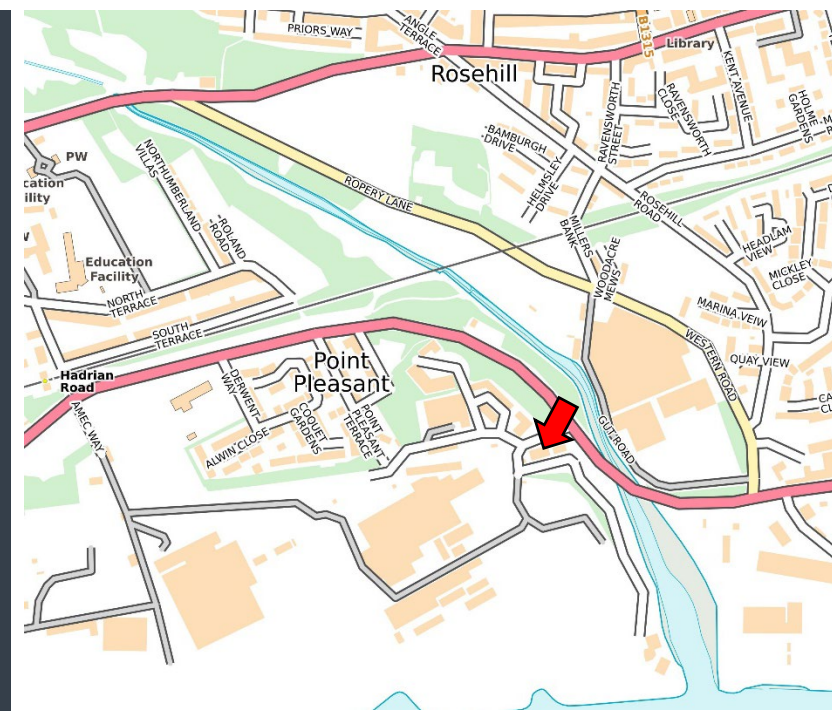
The property is available by way of a new lease with terms to be agreed at £10,500 (Ten Thousand Five Hundred Pounds) per annum.



Car parking on site
0.1 mile from A187
1.5 miles from A19
0.7 miles from A193
0.5 miles from Hadrian Road Metro Station
1 miles from Howdon Metro Station
0.4 miles from bus routes



1.4 miles from Wallsend
3.4 miles from North Shields
1 mile from Tyne Tunnel



VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

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

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.



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