



## Unit 2 Riverside Business Suites, Amethyst Road, Newcastle Business Park NE4 7YL

- Two Storey Office Suite
- Two Dedicated Parking Bays
- New Flexible Lease Terms
- Floor Area 93 sq. m. (1,004 sq. ft.)
- Suitable for a Variety of Uses
- Within Popular Newcastle Business Park

**Rent: £12,000 + vat per annum**

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## Location

The property is situated on Amethyst Road, at the western end of the Newcastle Business Park. The Newcastle Business Park is located to the south of the A695 Scotswood Road, which provides easy access to Newcastle City Centre and the A1(M) Western Bypass, some 2 miles to the west at Derwenthaugh. Access to Newcastle Quayside is available via Skinnerburn Road, with its associated major commercial and leisure amenities.

## Description

The property comprises: self contained ground and first floor office unit, which forms part of a modern two storey terraced building. The property is well presented and would suit a variety of uses subject to the correct use class.

Area	sq. m.	sq. ft.
<b>Ground Floor</b>		
Office 1 (Front)	14.86	159.95
Office 2 (Riverside)	24.79	266.83
Ladies W.C	2.32	24.97
Gents W.C	2.32	24.97
Kitchen	3.32	35.73
<b>First Floor</b>		
Office 3 (Front)	21.04	226.47
Office 4 (Riverside)	22.2	238.95
W.C	2.43	26.15
<b>Total</b>	<b>93.28</b>	<b>1,004</b>

## Tenure

Leasehold – A new lease is available, terms and conditions to be agreed.

## Rent

£12,000 + vat per annum

## Service charge

£1,200 per annum (paid every 6 months)  
(This is subject to change)

## Deposit

£1,200

## Costs

Lease costs & ID checks £1,250 plus vat (£1,500 inc vat)

## Insurance

The landlord will insure the building and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

## Viewing

Strictly by appointment through this office.

## Rateable Value (Ground Floor)

The 2024 Rating List entry is Rateable Value £5,200

## Rateable Value (1<sup>st</sup> Floor)

The 2024 Rating List entry is Rateable Value £5,700

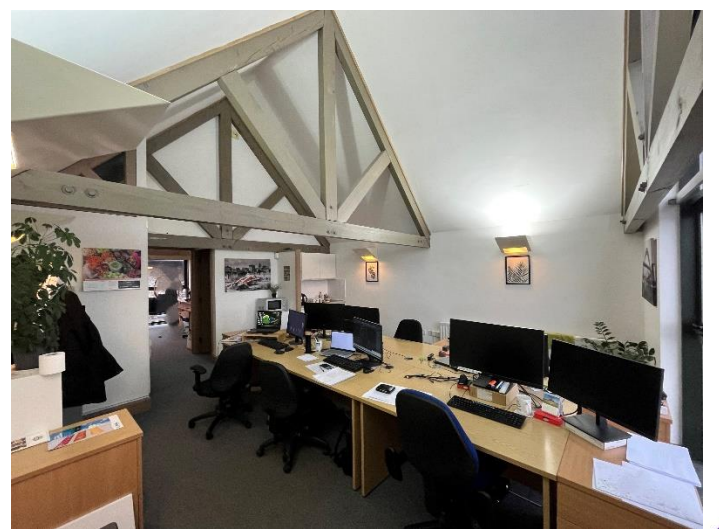
## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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**Prepared 18<sup>th</sup> March 2024**

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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