

FOR SALE OR TO LET

Rushwood House, Balliol Business Park,
Benton Lane, Newcastle, NE12 8EW



Detached Headquarters Office Building 684m² (7,363 sq ft)

- Excellent HQ /self contained office building
- Grade A specification
- Private car park providing 26 spaces
- Established office location
- High quality finishes including a number of glazed meeting rooms and individual offices
- Good public transport links and local amenities

SITUATION

Rushwood is located in a central location within Balliol Business Park which is a well established business location adjacent to the A118 Benton Lane and only 4 miles north of Newcastle City Centre.

Balliol Business Park is strategically located for both the A1 and A19, but is also served by excellent public transport connections with regular bus services available directly from the park.

Four Lane Ends Bus & Metro Interchange is within walking distance from the park and provides extensive connectivity to the wider public transport network.

There is a high level of local amenities in the immediate vicinity including a Pure Gym, café and a Kids First crèche, together with a neighbourhood shopping area at Four Lane Ends.

DESCRIPTION

Rushwood is a modern self-contained two storey headquarter office building which sits within its own grounds.

Internally the building has been finished to a very high specification and benefits from a number of glazed meeting rooms and individual offices.

The Grade A Specification is as follows:

- Full height glazing
- Double height feature reception
- Full accessed raised floor
- Suspended ceilings incorporating recessed lighting
- 2.9 metre finished floor to ceiling height
- Kitchen facilities
- Glazed meeting rooms
- Passenger Lift
- 26Car Parking Spaces
- EPC - C53

For further details please contact:



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ACCOMMODATION

The property has been measured on a net internal basis and provides the following areas:-

Description	m ²	sq ft
Ground Floor	336.65	3,624
First Floor	335.56	3,612
Reception	11.79	127
Total	684 m²	7,363 sq ft

RATING

According to the VOA website the property is currently assessed at a rateable value of £70,500. and the rates payable for the financial year 2017/18 are £33,769. However we advise all interested parties to satisfy themselves in respect to the precise rates payable.

ENERGY PERFORMANCE

The property has an Energy Performance Asset Ratings of C-53.

TENURE

Rushwood is available for sale at a price of £957,000 or alternatively our client will let the building at a rent of £15.00 per sq. ft. for a term of years to be agreed.

VAT

All figures quoted are subject to VAT.

VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.