

TO LET

First Floor Office

Unit 3

Abacus House

Meadowfield Industrial Estate

Ponteland

NE20 9SD

johnson
tucker
chartered surveyors & property consultants



- First floor office unit within mixed use building.
- Net Internal Area: 121.75 sq m (1,311 sq ft)
- Prominent location on the popular Meadowfield Estate
- Asking rent £13,500 per annum.



LOCATION

The property is situated in the village of Ponteland. Ponteland has excellent transport links with Newcastle International Airport located 1½ miles and the A1 motorway 4 miles to the east via the Woosington Bypass dual carriageway. Ponteland and neighbouring Darras Hall Estate together form one of the wealthiest commuter areas of Newcastle. In the centre of Ponteland there is a good range of local amenities including Waitrose and Sainsbury's Supermarkets, high street banks well as several bars, restaurants and other retail and leisure outlets.

Meadowfield is a small business estate located off the A696 heading west out of Ponteland centre. The subject property is located at the northern end of the estate in a mixed use building with Alnorthumbria Vets and Signature Fitness. Other nearby operators include Ponteland Primary Care Centre, Ponteland Post Office Delivery Office, Jewson and Maysan Foods Ltd.

DESCRIPTION

Unit 3 is on the first floor and accessed from a self-contained ground floor entrance. The property has 5 cellular offices, kitchen facilities and WCs with showers. The floor is generally carpeted. The walls are in part painted timber panels and in others plastered and painted. The ceiling is painted with strip florescent lighting in the office suites while the common areas have a suspended ceiling with spot lights. There are wall mounted radiators and the windows are uPVC double glazed.

ACCOMODATION

First floor office: – 121.75 sq m (1,311 sq ft)

TERMS

The premises are available by way of a new full repairing and insuring lease at a rent of £13,500 per annum (exclusive). All other terms are to be agreed by negotiation.

RATING ASSESSMENT

The rating assessment currently appearing on the 2017 Valuation List is as follows: -

Office & Premises: £9,700

The Small Business rate for the year 2018/2019 is 48.0 pence in the pound.

LEGAL COSTS

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

EPC

Awaiting Energy Performance Certificate.

VAT

All figures quoted are exclusive of VAT where chargeable.

ANTI-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.

VIEWING

By appointment through Johnson Tucker LLP.
Contact Kristian Sorensen on 0191 269 7890 /
kristians@johnsontucker.co.uk

SUBJECT TO CONTRACT

Conditions under which these particulars are issued

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