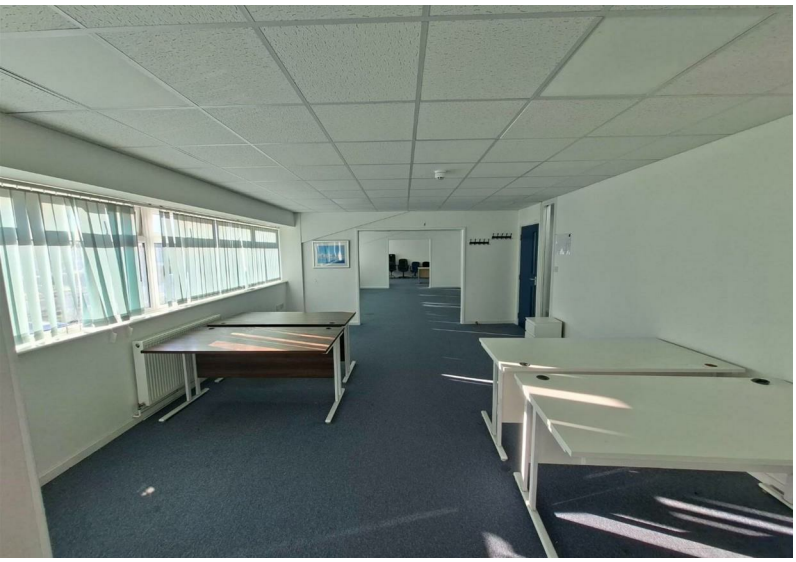
R.A Jackson & son
Est. 1830







Suite 16 Bellingham Drive, Benton, NE12 9SZ

£1,400 Per Month

Suite 16 Bellingham Drive, Benton, NE12 9SZ

TO LET, Office Suite 16, No. 33 Newcastle, Benton, Tyne & Wear.
Located within a serviced business centre with a manned reception. Office suite with a Total Floor Area 97.71 sq m (1051.7 sq ft)
The property is set within a larger development. The site offers a range of supporting facilities for occupiers.
The unit is available to rent for £1400 plus VAT per month. Proposals will be considered on an individual basis.

LOCATION

No. 33 Newcastle, Benton is located at North Tyne Industrial Estate approximately four miles east of Newcastle city centre. The estate is accessed from the A19, Whitley Road which is one of the main routes carrying traffic from the city to the east of the region.

SITUATION

The office suite is located within the business centre and accessed by a manned reception area. There are a wide range of businesses located at North Tyneside Industrial Estate. These include sport and recreational occupiers, trade retail businesses and BCA car auctions. The location is also well served with a variety of services and facilities.

DESCRIPTION

Suite 16 is located on the First floor of the business centre.

The unit forms part of a larger development. There is access to a wide variety of facilities. These include toilets in various locations, meeting facilities and a large hub area for shared working. There is also a manned main reception and kitchen facilities. The site has office suites and internal workshops available to let.

ACCOMODATION

Suite 16, Open plan office with windows overlooking front of building with boardroom.
The room offers the option to be subdivided to suit business needs.

Boardroom 12.51 sqm (134.7 sq ft)
S16a 30 sqm (322.9 sq ft)
S16b 30.24 sqm (325.5 sq ft)
S16c 24.96 sqm (268.6 sq ft)

Total Floor Area 97.71 sq m (1051.7 sq ft)

TERMS

The property is offered on a licence agreement. Terms to be negotiated.
Asking rent is £1400 plus VAT per month

SERVICES

Water and mains electricity is included.
The unit benefits from access to reception services including mailroom and photocopying. Access to meeting rooms, hub shared workspace, kitchen and WC facilities included within the rent.
Broadband points available for connection.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating for the property is 45(B). A full copy of the report is available upon request.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to R A Jackson and Son LLP on this basis and where silent will be deemed net of VAT. We are advised VAT is payable at the prevailing rate.

MONEY LAUNDERING REGULATIONS

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

CODE OF PRACTICE

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD. Tel. 0207 695 1535.

CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme

PROPERTY REDRESS SCHEME

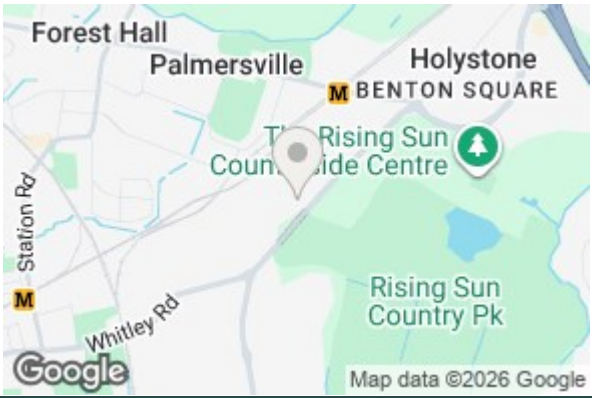
R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings
Commercial Sales and Lettings
Professional Valuation of Commercial and Residential Property
Home-buyer Survey and Valuation
Property Management
Acquisition

To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk



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