



**FLEET HOUSE, BRUNSWICK INDUSTRIAL
ESTATE, BRUNSWICK VILLAGE,
NEWCASTLE-UPON-TYNE, NE13 7BA**

- **Office suites – various sizes and configurations**
- **Allocated Parking**
- **Incentives available**
- **Popular location**
- **Dog friendly**

Office Suites To Let

LOCATION

Fleet House is situated on Brunswick Industrial Estate, Newcastle Upon Tyne. The property is located approximately 6.5 miles north of Newcastle City Centre and lies only 3 miles from Newcastle International Airport. The property benefits from easy access to the A1 and A19 trunk roads approximately 2 miles to the north.

Brunswick Industrial Estate is a mixed use estate with manufacturing, office and warehousing uses. Nearby occupiers include Alliance Healthcare, Gyntopia, Mini Campers Northeast and Moirs of Gosforth. The estate also benefits from a small café known as Leaf Café.

Tel: 0191 2610300

www.youngsrps.com

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

Fleet House is a two-storey building of brick construction under a pitched roof and benefits from UPVC double glazed windows.

Internally, the office space is provided over ground and first floors. Each suite benefits from suspended ceilings and integral lighting with carpeted floors. There are well maintained communal toilet and kitchen facilities to each floor as well as a meeting room for communal use. Most of the space benefits from LED lighting and there is a gas fired central heating system.

There is a private car park for use by occupiers and visitors. The office suites are also dog friendly.

ACCOMMODATION

The building provides a variety of office suites catering for small to medium sized business detailed as follows:

Suite/floor	Size	Licence fee per month
First floor		
Suite 8	246 sq ft	£246
Suite 9 & 10	650 sq ft	£540

VAT is payable in addition to the licence fee and service charge.

SERVICE CHARGE

In addition to the licence fee, each tenant also pays a service charge to cover the cost of electricity, heating, lighting, building insurance, repairs and maintenance to common parts and car parking, but excludes business rates.

RATEABLE VALUE

We understand that each suite is separately entered into the Rating List with its own rateable value as follows:

Suite/floor	Rateable value (from 1/4/23)
Suite 8, 9 & 10	£8,200

Interested parties should make their own enquiries direct with the Local Authority to establish the actual rates payable. It is envisaged that most occupiers will benefit from small business rates relief if this is their only commercial property.

LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barras Bridge, Newcastle Upon Tyne (Tel: 0191 232 8520).

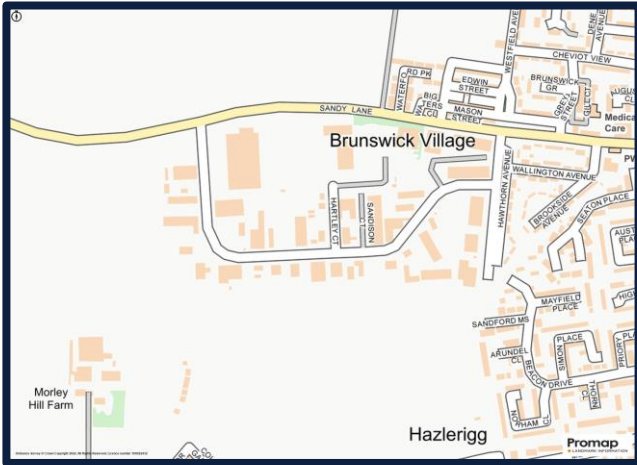
All figures quoted above are exclusive of VAT where chargeable.



Typical office suite



Typical office suite



Street map

VIEWING

Strictly by appointment by sole agents YoungsRPS.

Contact Paul Fairlamb at the Newcastle office on 0191 2610300.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

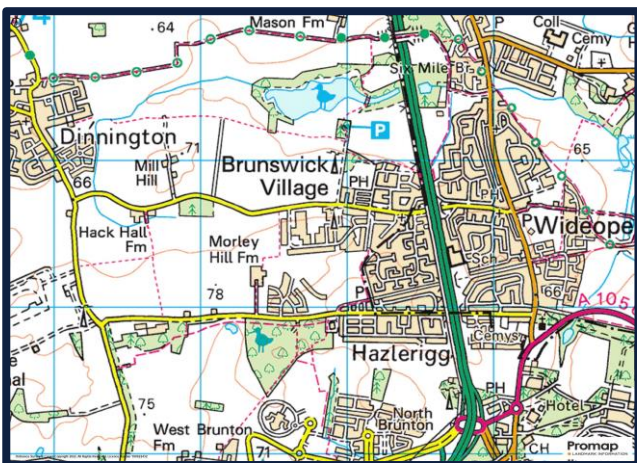
The whole property has an EPC rating of C-60.

A copy of the EPC and recommendation report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk

Particulars amended April 2024



Location map

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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