



**TO LET FULLY FITTED OFFICES**

**HAWTHORNE, VIKING BUSINESS PARK, JARROW NE32 3DP**



Sanderson  
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## Description

Hawthorne offices is a modern purpose built two storey building of steel frame construction with brick and block cavity walls. The property benefits from 4 pipe fan coil air conditioning, disabled access, good floor to ceiling height, full raised accessed flooring, suspended ceiling with recess lighting, lifts to all floors, male, female and disabled WC's and showers situated on each floor.

Internally the property is predominantly open plan but benefits from some designated meeting rooms and a generous staff kitchen. 45 car parking spaces are provided.

## Accommodation

We understand the property provides the following approximate net internal areas:

Description	sq m	sq ft
First Floor	1379.61	14,850

## Asking Rent & Lease Terms

The premises are available by way of an Effective Full Repairing and Insuring Lease by way of a service charge, at a commencing rental of £11.95 per sq ft for a term of years to be agreed.

## Service Charge

£5 per sq ft.

## Business Rates

With effect from 1 April 2023 we understand the property is assessed for rating purposes as follows:

Rateable Value: £101,000

Interested parties should verify the accuracy of this information and rates payable with Local Rating Authority, South Tyneside Council.

## Services

We understand the property benefits from all mains services.

## Location

Hawthorne offices is situated to the west of Jarrow Town Centre along the B1297 Blackett Street and Rolling Mill Road. Jarrow Town Centre is within a short distance and provides local amenities, including the Viking Shopping Centre. Viking Business Park benefits from good access to all public transport links, situated less than 10 minutes from the Centre of Newcastle via Metro and 20 minutes by car. The town of Jarrow, which forms part of the Tyneside conurbation, is located approximately 4 miles to the east of Newcastle City Centre. It is situated in close proximity to the A19 and the southern entrance into the Tyne Tunnel.

## Energy Performance Certificate (EPC)

A full copy of the EPC is available for inspection if required.

## Anti Money Laundering

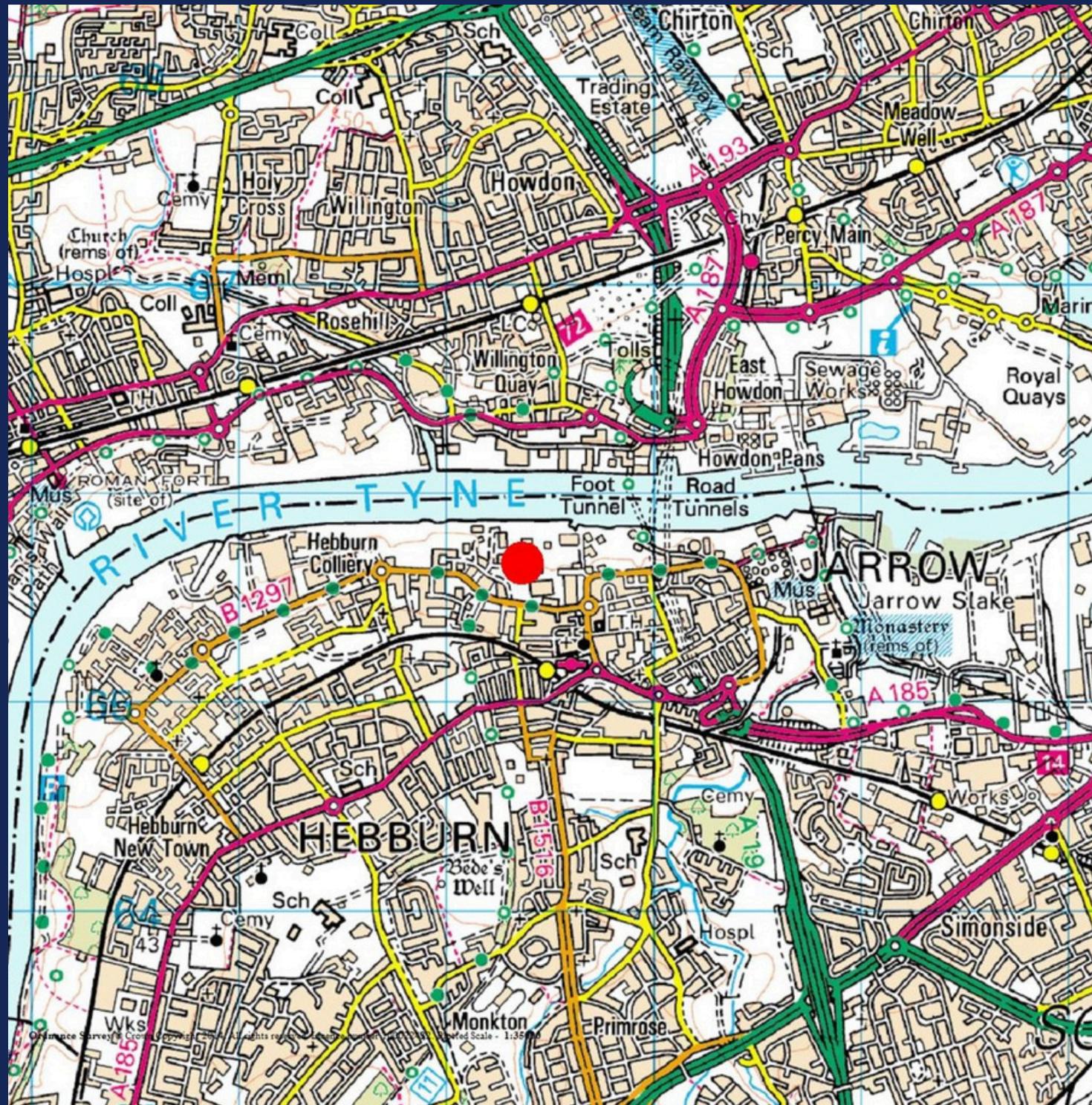
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful party.

## VAT

All rents are exclusive of VAT where chargeable.

## Legal Costs

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





# Contact

For further information or to arrange a viewing please contact the sole agents:

**Kevin McGorie**



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