

Shields Road, Newcastle Upon Tyne,  
Tyne and Wear, NE6 2YP



### Former Winnovation Training Office, Shields Road, Newcastle Upon Tyne, Tyne and Wear, NE6 2YP.

- Ground and First Floor office accommodation
- Located on Shields Road, Byker an established commercial area of Newcastle
- On-site car parking
- Excellent transport links

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#### **Avison Young**

Fourth Floor  
Central Square North  
Forth Street  
Newcastle Upon Tyne  
NE1 3PJ



# Office space to let

Shields Road, Newcastle Upon Tyne,  
Tyne and Wear, NE6 2YP

## Property Highlights

The property comprises office accommodation within a two-storey building, accessed through a dedicated ground floor reception area.

As well as a reception area, the property has classrooms, conference rooms, break-out areas, multiple private office rooms and demised WCs.

The property benefits from 10 on-site car parking spaces as well as excellent public transport links with the potential to acquire more parking spaces through separate negotiation.



| Area (GIA)   | Sq ft        | Sq m         |
|--------------|--------------|--------------|
| Ground Floor | 2,267        | 210.6        |
| First Floor  | 6,080        | 564.9        |
| <b>Total</b> | <b>8,347</b> | <b>775.5</b> |

## Specification

- Kitchenette facilities
- Carpeting
- Dedicated self-contained ground floor entrance
- Perimeter gas radiators
- 10 Car Parking spaces

## Location

The self-contained office unit is situated on Shields Road in Byker, Newcastle Upon Tyne. Shields Road has a well-established reputation as an industrial road located just a 10-minute drive out of Newcastle's city centre. South of the Cast Road, the property can be accessed easily from areas such as Killingworth, Wallsend, Benton and the coast.

Shields Road has a range of large occupying neighbours such as Siemens Energy, Lidl, Stagecoach, Integrated Power Services.

The size and location of this property makes it an ideal space for training services, community organisations, and office occupiers.

## Tenure

The property is available to let for a term of years to be agreed at a rent of £25,000 per annum.

## Rates

The rateable value of this unit is £33,750 (April 2023). The Small Business Rate for the year 2025/26 is 0.499. The business rates payable for this property for 2024/25 were £16,841.25.

## EPC

The property has an EPC assessment of C (67)

## Service Charge

The current service charge on the demise for 2024 was £6,982.55 per annum + VAT.

## VAT

VAT if applicable will be charged at the standard rate.

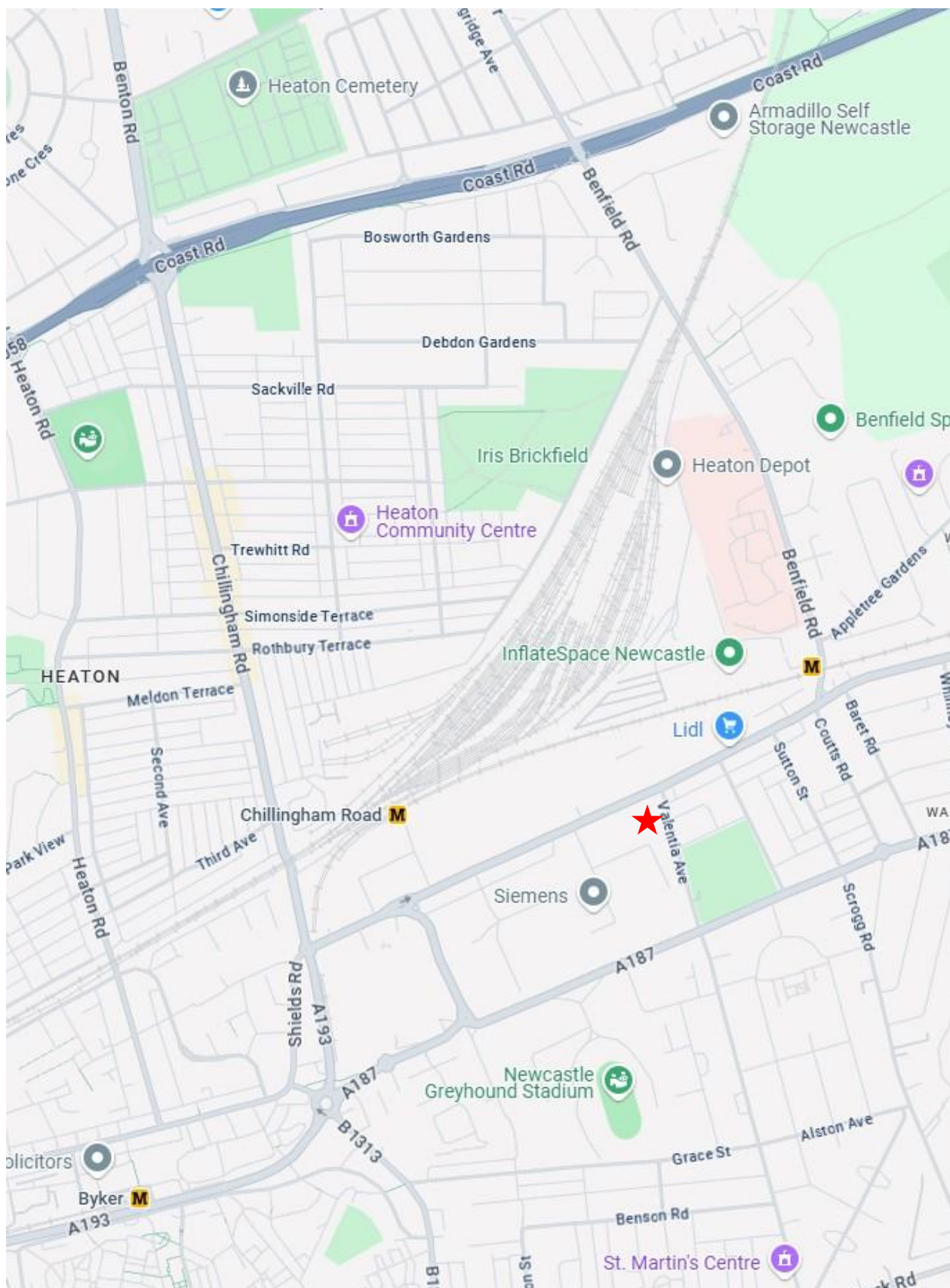
## Legal Costs

Each party is to be responsible for their own legal costs.

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# Get more information

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