



Office Accommodation / Redevelopment Opportunity
10,500 sq ft (975.10 sq m)

Property Highlights

- Centrally located on Gateshead Town Centre
- Good access to local amenities and transport including Gateshead Interchange
- Excellent redevelopment opportunity for a variety of uses, subject to satisfactory planning consent
- Car Parking Included
- Ready for immediate occupation
- Long Leasehold

For more information, please contact:

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Location

Computer House is prominently located to the south side of Gateshead High Street, situated adjacent to Gateshead Law Courts and a number of shops, pubs and restaurants.

The property benefits from access to local transport hubs with numerous buses serving Gateshead Town Centre from the surrounding area. The Tyne & Wear Metro is accessible via the Gateshead Interchange, a 5 minute walk from Computer House and excellent Public Transport links.

The property also benefits from its proximity to arterial roads with access to the A6127 providing a quick access to Newcastle City Centre and the A1(M).

Gateshead Town Centre has undergone significant redevelopment in recent years, including the development of Trinity Square, a mixed use scheme incorporating commercial, retail and residential uses providing a boost to the local economy and the level of amenity on offer in the local area.

Description

Computer House is a 5 storey purpose built office building located on High Street in the centre of Gateshead. Externally, the property benefits from a car park which sits adjacent to the property with access provided via a secure access control system at ground floor level.

The office accommodation is arranged in mainly open plan layout and benefits from large exterior windows, providing a large amount of natural light. The specification of the building provides the following amenities;

- Central Heating
- Perimeter Trunking
- Male & Female Toilets
- Parking Facilities
- Security System
- Lift Access
- Kitchen Facilities

Alternative Use

The property may suit redevelopment for alternative uses including residential conversion, subject to an appropriate Planning Consent.

Interested parties are encouraged to make their own enquiries with the local Planning Authority.

Furthermore, a change of use from office accommodation will require Superior Landlords Consent.

Accommodation

The available accommodation has an approximate Net Internal Area (NIA) of 10,494 sq ft (974.85 sq m) and comprises of the following individual floor areas:

Floor	NIA (sq m)	NIA (sq ft)
Ground	141.90	1,528
First Floor	209.77	2,258
Second Floor	210.14	2,262
Third Floor	204.76	2,204
Fourth Floor	208.28	2,242
TOTAL	974.85	10,494

Terms

The building is held on a Long Leasehold interest from Gateshead Council for a term of 99 years from 1st May 1971 and expiring on 30th April 1970 at an annual rent of £200 per annum.

We are instructed to seek offers in excess of £350,000 for our clients Long Leasehold interest.

Business Rates

The building is currently subject to a Rating assessment on a floor by floor basis as follows:

Floor	Rateable Value (2017)	Estimated Rates Payable*
Ground	£6,500	£3,328
First Floor	£13,500	£6,912
Second Floor	£13,500	£6,912
Third Floor	£6,600	£3,380
Fourth Floor	£14,250	£7,296

*Calculated adopting the Standard Uniform Business Rate of 51.2pence.

It is advised interested parties make their own enquiries regarding Business Rates and may benefit from small business rates relief.

Energy Performance Certificate

To Be Confirmed

VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise.

Legal Costs

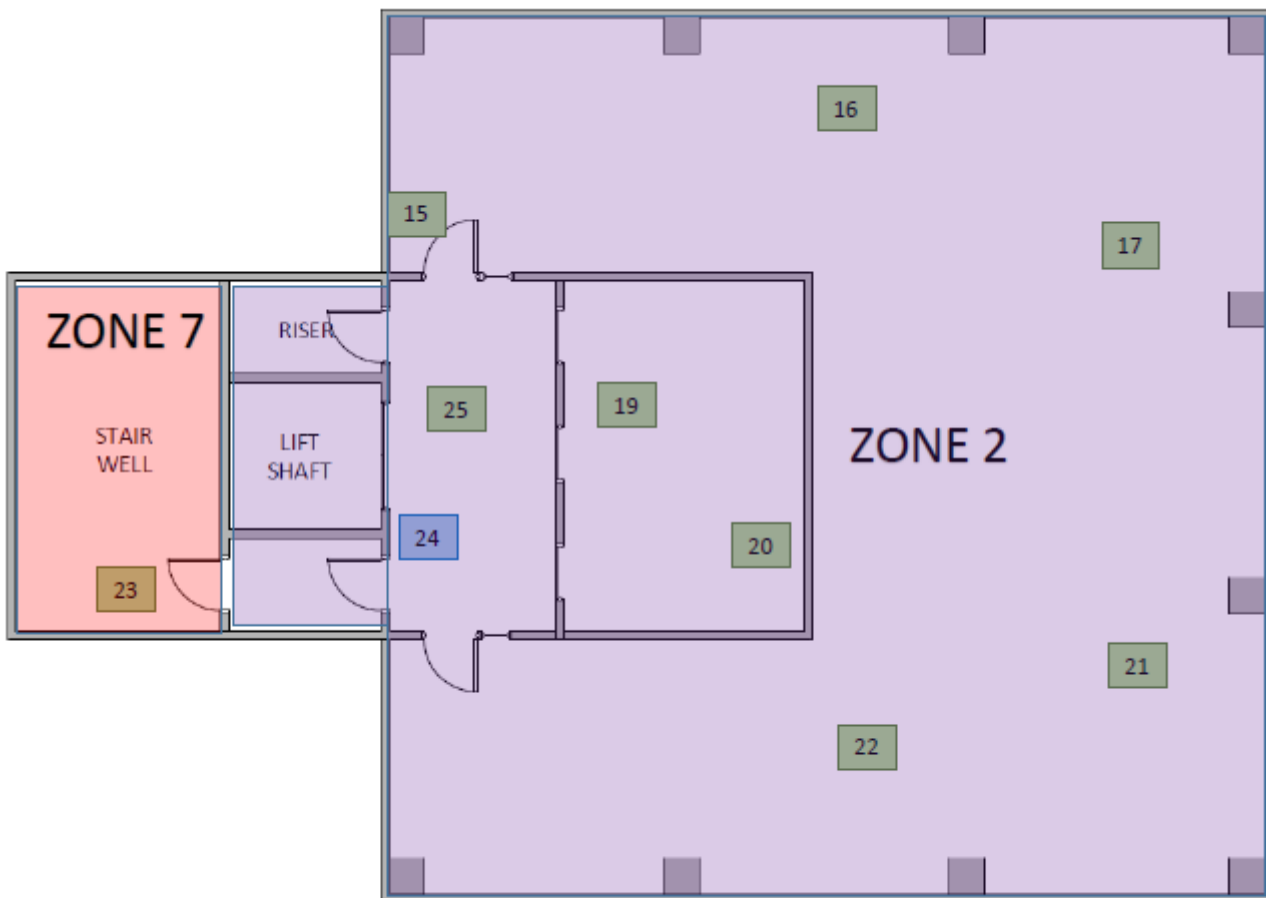
Each party will be liable for their own legal costs for any transaction which occurs.

SUBJECT TO CONTRACT



Floor Plan

A indicative floor plan is provided below; please note this is for illustration purposes only.



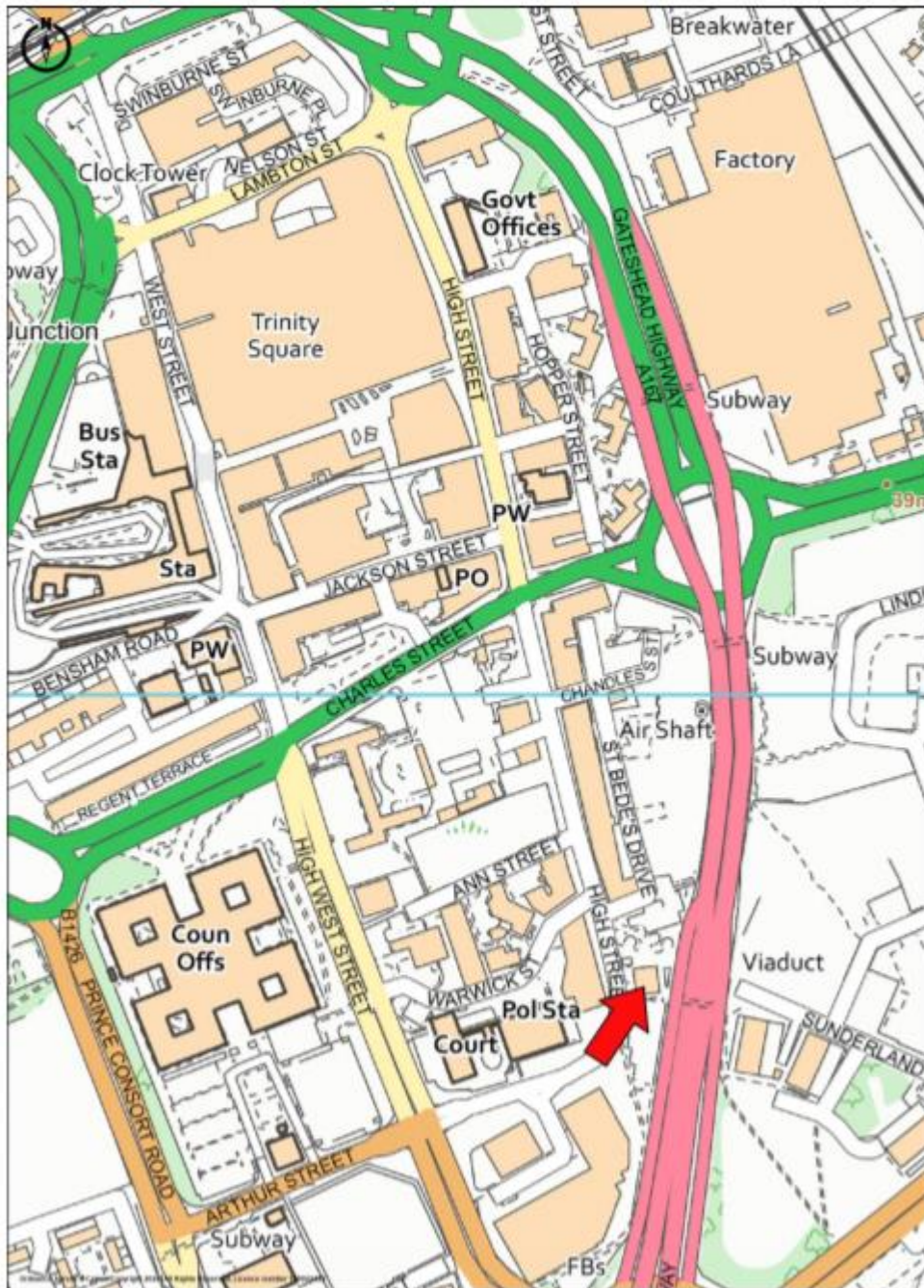


**CUSHMAN &
WAKEFIELD**

FOR SALE – LONG LEASEHOLD

Computer House

High Street, Gateshead, NE8 1ET



Promap v2
LANDMARK INFORMATION

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Licence number 100022432
Plotted Scale - 1:4500. Paper Size - A4

Site Boundary for Illustration purposes only

