

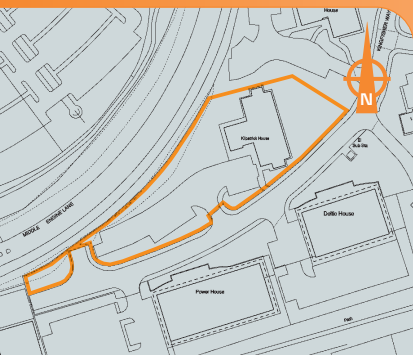
lot 80

Osprey House, Kingfisher Way, Silverlink Business Park, Wallsend
Newcastle upon Tyne NE28 9ND

Vacant Possession

Modern Office Opportunity

- 1,061.92 sq m (11,431 sq ft) modern office accommodation offered with vacant possession
- Of interest to owner occupiers and investors
- Established office area between Cobalt Business Park and Silverlink Retail Park
- Site area of approximately 1.231 acres with on-site parking for approximately 37 cars



Location

Miles: 5.5 miles west of Newcastle upon Tyne
20 miles north of Durham
Roads: A19, A1058
Rail: Percy Main Metro, Newcastle Rail
Air: Newcastle International

Situation

The property is situated on the northern side of Kingfisher Way within Silverlink Business Park, a modern office development which lies between the UK's largest office park Cobalt Business Park and Silverlink Retail Park, which houses retailers including Marks & Spencer, Boots, McDonald's and Next, as well as an Odeon Cinema. The location provides excellent access to the A19 and A1058, which provides direct access to Newcastle city centre, approximately 5.5 miles to the west.

Description

The property comprises a modern detached two storey office building with ground floor reception area. Providing predominantly open plan accommodation, the property provides raised access floors, suspended ceilings with recessed lighting and air conditioning in parts, as well as an 8 person lift. Externally, the property benefits from a site area of approximately 0.498 hectares (1.231 acres) and car parking for some 37 cars.

Tenure

Long Leasehold. Held for a term of 125 years from 14th September 1990 until 2115 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Viewings

There will be a **block viewing** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Georgina Roberts. Telephone: +44 (0)20 7034 4863.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Reception	49.24 sq m (530 sq ft)	VACANT POSSESSION
Ground	Office	477.97 sq m (5,145 sq ft)	
First	Office	534.71 sq m (5,756 sq ft)	
Totals		1,061.92 sq m (11,431 sq ft)	

For further details please contact:

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Buyer's Legal Report Service

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Tel: +44 (0)207 320 3968.
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See: www.acuitus.co.uk for further details

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