

# SALTWELL BUSINESS PARK

1 TELFORD CLOSE | JOICEY ROAD | GATESHEAD | NE9 5BQ

## OFFICE TO LET

1,700 sq. ft of contemporary  
space located on picturesque  
Gateshead business park.



# SALTWELL BUSINESS PARK

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Contemporary office unit to let on established business park.

Last suite remaining, 1,700 sq. ft impressive office space available within the lower ground floor of Saltwell Business Park.

Located just off Durham Road (A167) and only 2 miles from the A1.

Located within a distinctive development and attractive landscaped grounds.



## SPECIFICATION:

- Attractive, high quality office space.
- Secure on-site car parking spaces.
- Own front door.
- Lobby, kitchen and W /C.
- Glazed partitioning.
- Category II suspended lighting.



# ABOUT

## SALTWELL BUSINESS PARK



Saltwell Business Park is a modern, 40,000 sq. ft Grade II listed business park set in a 110,000 sq. ft site in Gateshead, Tyne and Wear.

Formerly a school, the Business Park, located at the junction of Durham Road and Joicey Road in the popular suburb of Low Fell, was restored and converted into modern, high quality, self-contained offices in 2011.

The Business Park is always very well let and currently occupied by a number of small and medium sized businesses, a dance school and a children's nursery.

Commercial space at Saltwell Business Park is rare and highly sought after with businesses keen to be located on this highly accessible site in a desirable suburb, close to key transport links and major motorways.



Stairs have now been removed



# ABOUT

1 TELFORD CLOSE

This unit offers impressive own front door office spread over the lower ground level at Saltwell Business Park.

Currently available to let as a whole unit, this open-plan space boasts exposed brickwork feature walls, charismatic beams in the exposed ceilings, glass partition walls into the contemporary board/ meeting room along with a selection of private office spaces, break out areas and reception.

This office is allocated secure on-site car parking spaces and bicycle parking.

**1,700 sq. ft available to let.**



# IMAGE GALLERY

## SALTWELL BUSINESS PARK

Please find on this page a selection of images showing Saltwell Business Park.



# LOCATION

SALTWELL BUSINESS PARK | JOICEY ROAD | GATESHEAD | NE9 5BQ



Saltwell Business Park is situated just off Durham Road, 3.8 miles south of Newcastle city centre and within walking distance to the affluent Low Fell high street area of Gateshead.

It has strong transport links to the A1 which lies 2 miles to the east.

Bus routes are a 2-minute walk away and there is a Metro Station at Gateshead Interchange for Gateshead Town Centre which can be accessed from the site by a short bus or car ride.

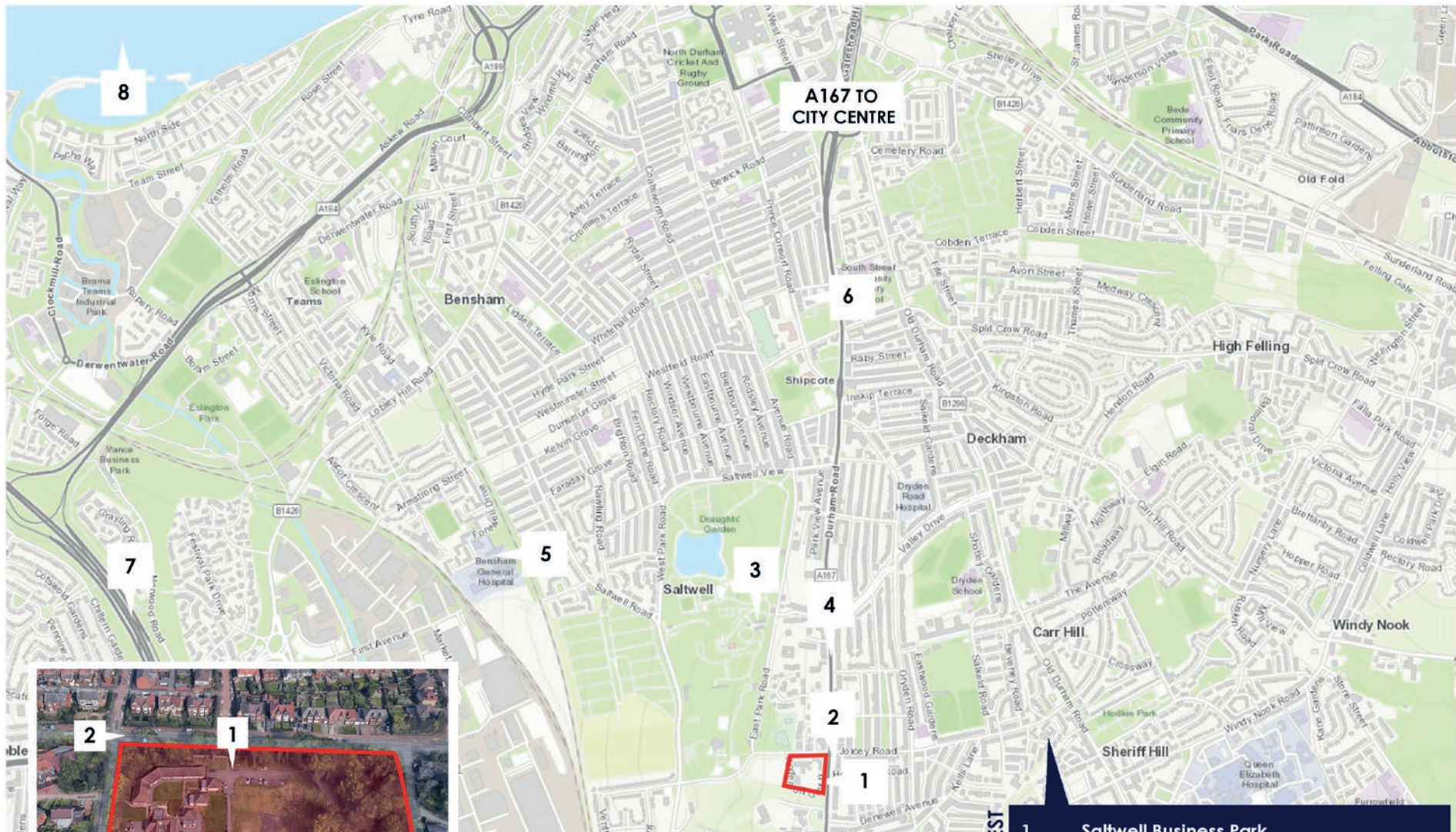
Low Fell high street is a 5-minute walk away. The high street benefits from a number of shops, restaurants, cafés and bars.

A short walk from Saltwell Business Park is the award winning Saltwell Park, a 55-acre park with gardens, woods, a boating lake, visitor centre and café. In the opposite direction is the famous Angel Of The North, which is approximately a 5 minute drive away.



# AERIAL VIEW / LOCATION

## SALTWELL BUSINESS PARK



- 1 Saltwell Business Park
- 2 Durham Road shops, cafés and bars

### IMMEDIATE AREA

### PLACES OF INTEREST

- 1 Saltwell Business Park
- 2 Local shops, cafés and bars
- 3 Saltwell Park
- 4 A167 Durham Road
- 5 Bensham Hospital
- 6 Gateshead Leisure Centre
- 7 A1
- 8 The River Tyne

# SALTWELL BUSINESS PARK

## AVAILABLE SPACES & CONTACT DETAILS



### Lease terms

The space is available by way of a new effective Full Repairing and Insuring lease, for a term to be negotiated. Rent upon application.

### Service charge

A service charge will be levied proportionate to the floor area occupied.

### Energy performance certificate

The energy performance rating of B(47) for ground floor and the lower ground floor C(54). Full certificate available upon request.

### Rateable value

Available on request.

### VAT

All prices are deemed exclusive of VAT.

### Legal costs

Each party is responsible for their own legal fees incurred.

## CONTACT

For further information or to arrange a viewing:

### Commercial Estates Team

[commercialestates@adderstonegroup.com](mailto:commercialestates@adderstonegroup.com)

0191 269 9944

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