



Buxton House, One Buxton Street,
Newcastle upon Tyne NE1 6NJ

SUMMARY

- Extensive detached building.
- Prominent corner location in thriving area.
- Within walking distance of City centre.
- 11,300 s.ft. (1,050 sq.m.) over 4 floors.
- Mixture of modular and open plan spaces.
- Up to 26 private car parking spaces.
- Rental options available.
- FREEHOLD GUIDE PRICE £1.45 million.

Introduction

Located within a 15 minute walk of Newcastle City centre, Buxton House is an imposing building currently occupied by the award winning integrated marketing agency, Martin Tait Redheads.

The building would be suitable for a variety of uses including office, leisure or even redevelopment with large floor plates and excellent accessibility.

Location

The property is located at the busy junction of Buxton Street with Howard Street and Gibson Street, just north of the River Tyne and Quayside.

This part of Newcastle has undergone a significant amount of regeneration over the last decade and a range of new developments have gone up during this period.

New buildings include student accommodation, private housing schemes and housing associations and there are also some other larger projects planned, including the conversion of a nearby office building into a Dakota hotel.

This part of the City offers easy road access from the A167(M) and also into central Newcastle via City Road. Central Station is about a 5 minute cab ride away and Newcastle International Airport is about 25 minutes away.

Buxton House has the benefit of direct street access and allows clients to be picked up and dropped off at the door.

Description

An imposing 4 storey detached building occupying a corner site at a busy junction. Originally a warehouse, the property was acquired by our client and then reconfigured for their own use.

There is a large basement with potential for conversion into additional car parking and the ground and first floors are used by the current owner as offices and meeting rooms.

The main entrance is directly off Buxton Street and there is also access into the building from the lower ground floor via the car park off Gibson Street.

On the top floor there is an open plan conference and exhibition space which is currently unutilised.

Accommodation

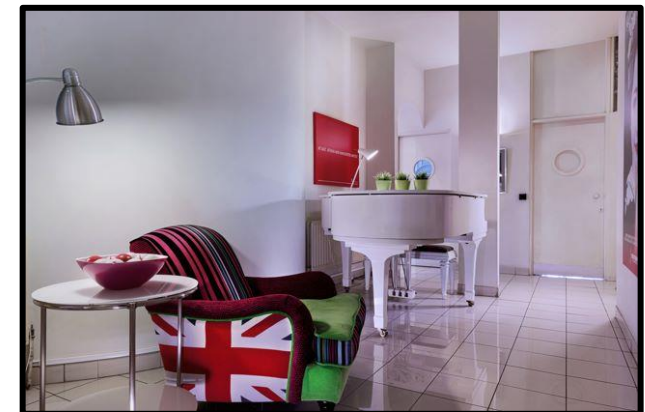
(reported floor areas reflect the current configuration)

Basement 2,850 sq.ft. (265 sq.m.) with access from the lower car park area on Gibson Street.

Ground Floor 2,320 sq.ft. (215 sq.m.) with access via a secure entrance lobby from Buxton Street.

First Floor 2,740 sq.ft. (255 sq.m.) with access via an internal stairwell.

Second Floor 3,282 sq.ft. (305 sq.m.) which is an open plan exhibition / break out / meeting area.



External Space

Car Park 1 Located off Buxton Street with capacity for up to 10 cars. Currently allocated to visitors.

Car Park 2 Located off Buxton Street with capacity for up to 16 cars if double parked. Currently allocated to staff.

Services

Gas fired central heating is installed throughout.

There is an old goods lift within the building which has been disabled. Some of the shaft space has been incorporated for storage but new owners could reinstall the lift facility.

EPC Rating

Rating E.

Rateable Value

RV £43,250.

Asking Price

Offers in the region of £1,450,000 are sought for the freehold interest.

Letting Option

The whole premises including the car parking would be available on a new full repairing and insuring lease at an asking rent of £150,000 per annum. Terms to be agreed.

Viewings

Strictly by appointment with this office.

Money Laundering

In accordance with current Anti-Money Laundering Regulations, a Purchaser will be required to provide two forms of identification and proof of the source of income.

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