

OFFICE INVESTMENT

UNIT 2 DIAMOND COURT **NEWCASTLE UPON TYNE NE3 2EN**





INVESTMENT SUMMARY

- Modern high specification 280 sq m (3,015 sq ft) office building
- Excellent business park location next to the amenities of Kingston Park and with close proximity to both the A1(M) and Newcastle International Airport
- Let to **RNJ Partnership LLP** on a new **10 year lease** expiring 31st March 2032 (tenant break 31st March 2027). The lease incorporates annual rent reviews
- Tenant has been in occupation since the building was constructed in 1992
- Rent **£29,400** per annum (just **£9.75** per sq ft)

We are instructed to seek offers of **£350,000** (Three Hundred and Fifty Thousand Pounds), which reflects a net initial yield of **8.09%** after purchaser's costs at 3.80%.

DIAMOND COURT



LOCATION

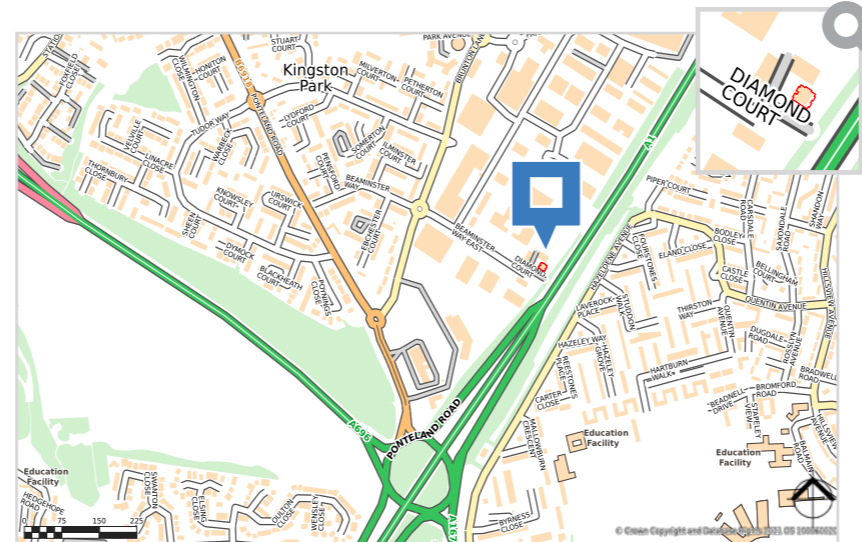
Newcastle upon Tyne is the regional capital and principal focus of economic activity within the North East of England. It is the largest retailing, leisure and office centre in the North East and has an international draw as a business, education and tourism centre. With a population of 304,600 people and a wider urban population of around a 1,000,000 the city is located 270 miles north of London and 105 miles south of Edinburgh.

Home to two leading universities, Newcastle and Northumbria, the city attracts over 55,000 students annually from the UK and 136 countries around the world. Newcastle University is a member of the prestigious Russell Group comprising the leading 24 universities in the country.

Newcastle has attracted many high profile global, national and regional occupiers including Barclays Bank plc, PWC, Sage Group, Virgin Money Plc and Procter & Gamble. The city centre has continued to attract new private sector companies including BSkyB, DAC Beachcroft Solicitors and Convergys. Newcastle is also home to national and regional legal firms including Womble Bond Dickinson LLP, Watson Burton LLP and DWF LLP.

SITUATION

The Property is located on Diamond Court, a small office development within Kingston Park. The surrounding area is dominated by the Airport Industrial Estate and Kingston Park Retail Park.



The A1 (M) runs alongside Diamond Court, directly to the east and is accessed off Brunton Lane. The property is situated only three miles from Newcastle International Airport.

Kingston Park Retail Park is home to a range of tenants including M&S, Next, Boots, Halfords, Tesco, B&M, McDonalds and Costa Coffee.

Airport Industrial Estate is located immediately behind Diamond Court with occupiers such as Screwfix, CEF, Howdens and Wolseley.

Diamond Court is an office development made up of 8 units in an attractive courtyard setting with private parking for the units located to the rear of each building.

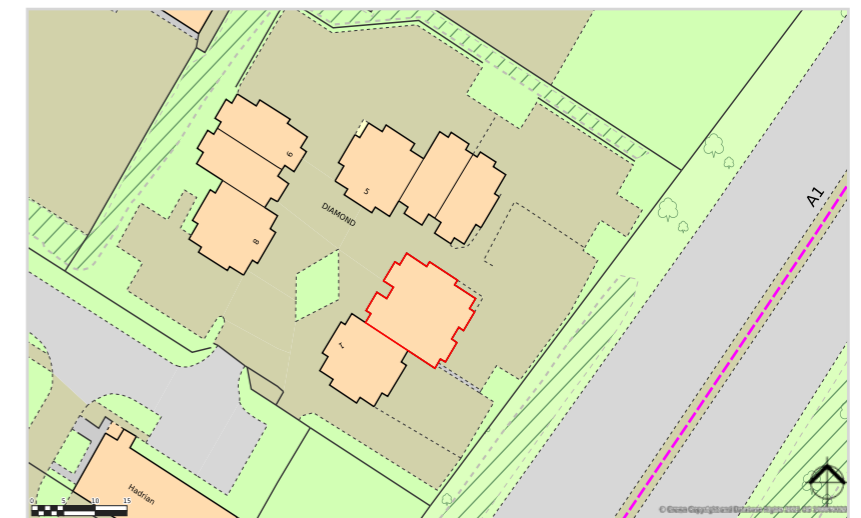
DESCRIPTION

The property is a two-storey semi-detached office building of brick masonry construction under a tiled roof. The unit has suspended ceilings, recessed lighting and central heating.

The ground floor has a reception area, two meeting rooms, store room, kitchen and WC facilities, including a shower.

The first floor provides an open plan office space throughout.

There are 16 private car park spaces to the rear of the unit, accessed alongside the northern elevation of the building.



ACCOMMODATION

The property comprises the following net internal floor area:

Floor	Sq m	Sq ft
Ground	126.76	1,364
First	153.31	1,650
Total	280.07	3,014

TENURE

The building is held long leasehold for a term of 125 year from 1st of March 1991 with 95 years remaining. The annual rent is £100pa which is covered by the tenant in addition to the passing rent.

TENANCY

The unit is let to **RNJ Partnership LLP (OC324051)**. There is a current lease in place at a passing rent of £32,400. The tenant has signed a new reversionary 10 year full repairing and insuring lease from 31st March 2022 at a revised **passing rent of £29,400 per annum**. The lease incorporates a tenant break option at the end of the 5th year and also provides for annual rent reviews.

COVENANT

RNJ Partnership LLP (OC324051) have been in occupation of the building since it was built in 1992. RNJ were established in 1973 and are a multi-disciplinary construction consultancy offering Quantity Surveying, Building Surveying, Project Management, Principle Designer, Asbestos Survey and Heritage Conservation Consultancy.

PROPOSAL

We are instructed to seek offers of **£350,000** (Three Hundred and Fifty Thousand Pounds), which reflects a net initial yield of **8.09%** after purchaser's costs at 3.80%.

VAT

We understand the property is elected for VAT purposes. It is anticipated that the sale will be treated as the Transfer of a Going Concern (TOGC).

EPC

C-65.

DIAMOND COURT



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Misrepresentation Act: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. November 2021.

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