

TO LET

Sunrise House, 25 Collingwood Street,
Newcastle upon Tyne, NE1 1JE



City Centre Offices

1,818 ft² (169 m²)

- Refurbished office space
- Close proximity to Newcastle Central Station
- Comfort Cooling
- LED Light Fittings
- Common Parts to be Refurbished

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Location

The building is situated on the corner of Collingwood Street on Westgate Road in Newcastle's office and commercial core. The property benefits from its proximity to Newcastle Central Station, Metro links and major road links to the A1 and A19, as well as a range of excellent amenities within the city centre.

Description

The office suite forms part of 25 Collingwood Street with the accommodation arranged over three floors. The suite provides a mix of open plan and cellular offices with the benefit of the following specification:

- Comfort cooling
- LED lighting
- New decorations and carpeting
- Private kitchen and WC/shower facilities
- Broadband with dedicated lease line
- 4 person passenger lift
- Common parts to be refurbished

Accommodation

The property comprises the following net internal areas:

| | M ² | Ft ² |
|-------------|----------------|-----------------|
| First Floor | 169 | 1,818 |

Terms

The suite is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£16psf per annum exclusive.

Rateable Value

According to the Valuation Office Agency website the rateable values for the first floor is £14,000 giving rates payable of approximately £3.85psf.

Service Charge

A service charge is payable in respect of upkeep and maintenance of the common areas. The guide service charge is £5psf.

EPC

Available on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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