



## Office Accommodation

85- 1,009 ft<sup>2</sup> (82.11 m<sup>2</sup>)

- Office premises
- Close proximity to Newcastle central Station
- Prime city centre location
- Toilet, Kitchen, and Shower facilities
- Ample storage space

For further information please contact:

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Second Floor

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## TO LET

42 Mosley Street, Newcastle Upon Tyne,  
 NE1 1DF

### Location

The property is located on Mosley Street in between Grey Street and Dean Street. It is a stone throw from Newcastle Cathedral and is walking distance from the prime business hub of the city centre.

Newcastle Central station is walking distance, providing both national and local rail links.

### Description

The property comprises a four-storey building that is let to several occupiers. The units available are located on the ground, first and second floor. The second floor has been split into 5 separate rooms. Internally the premises benefits from a secure access front door with an intercom system, as well as having a large independent meeting room.

The property also contains WCs and kitchen facilities at first floor level along with lift access throughout.

### Accommodation

The property comprises the following net internal areas:

Second Floor	M <sup>2</sup>	Ft <sup>2</sup>
Room 1	16.40	177
Room 2	13.58	146
Room 3	20.19	217
Room 4	7.92	85
Room 5	24.02	259
Storage	4.05	44
<b>Total</b>	<b>82.11</b>	<b>884</b>

Part First Floor	93.7	1,009
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Part Ground Floor	36.66	395
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### Tenure

The property is available to let on a full repairing and insuring terms by way of service charge reconciliation.

### Rent

First and Second Floor	£8 per sq. ft.
Ground Floor	£9,500 per annum

### Service Charge

A service charge of £11.89psf is currently in place to cover building maintenance.

### Business Rates

Available upon Request

### EPC

The previous EPC rating for the property was D. However, we are awaiting new certification.

### Legal Costs

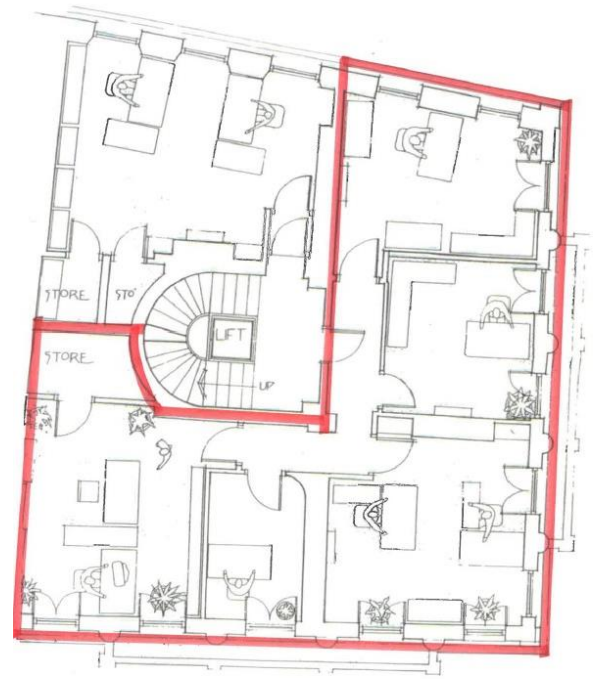
Each party to be responsible for their own legal costs incurred in this transaction.

### Code of Practice

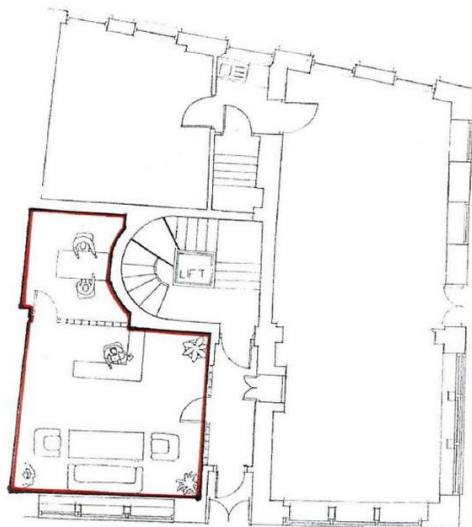
The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

## VAT

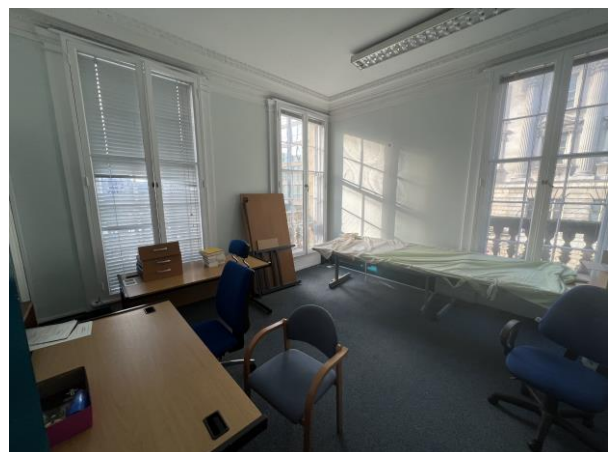
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



SECOND FLOOR



GROUND FLOOR



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