

TO LET

First Floor, Blackfriars Court, Dispensary Lane, Newcastle Upon Tyne, Tyne And Wear, NE1 4XB



Office Accommodation

998 - 1,996 Sq Ft (92.71 - 185.43 Sq M)

- Central city office location
- Refurbished office suites
- 100% rates relief for qualifying businesses
- Car parking available
- Close proximity to the Gate premises

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Location

The premises are located in Newcastle City Centre within the historic Blackfriars area. This central location is adjacent to The Gate complex and Chinatown and within walking distance of St James Metro station and Newcastle Central rail Station providing access to the east coast, Newcastle International Airport and Sunderland City Centre.

Description

The accommodation is over the first and second floor and offers recently refurbished suites which incorporate:

- Carpeted floors
- Gas central heating
- Kitchen facilities
- Communal WC facilities
- Intercom system
- Perimeter Trunking

The property also benefits from one dedicated car parking space per suite which is available at an extra cost. Further details are available upon request.

Accommodation

The property has been measured and has the following areas:

	Sq Ft	Sq M
First Floor Unit 1	998	92.71
Second Floor Units 1&2	1,996	185.43
Total	2994	278.15

Rent

£15.00 Per Sq Ft

Service Charge

Available upon request

EPC

First Floor Unit 1: C (73)

Second Floor Units 1 & 2: B (45)

Rateable Value

The Units have the following Rateable Values:

First Floor - £18,250

Second Floor - £14,500

Legal Costs

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

VAT

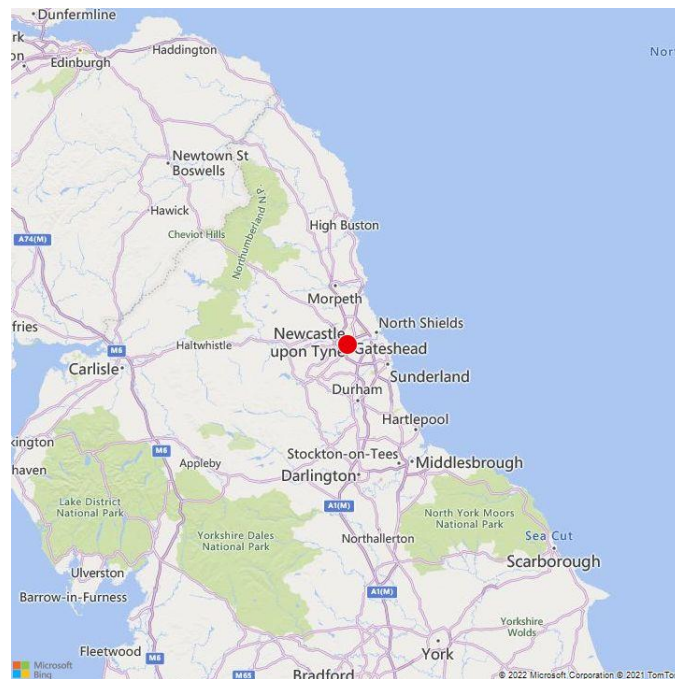
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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.

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