

TO LET

1A Boyd Street, Shieldfield, Newcastle
Upon Tyne, Tyne And Wear, NE2 1AP



Modern Office Accommodation

546 -1,100 Sq Ft (50.72 – 51.5 Sq M)

- Excellent Location Near the Ouseburn
- Self Contained Ground and First Floor Offices
- New Lease Available
- On Street Permit Parking
- Own Front Door

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Location

The property is located on Boyd Street close to the junction with Portland Road linking Stoddart Street to the west with the A193 one of the main arterial routes into the city centre from the east of Newcastle. The property is in close proximity to the Ouseburn area, which has become a very popular destination for many businesses residential occupiers.

Nearby businesses and leisure occupiers include the Biscuit Factory, Boiler House and Tesco Express.

Description

The modern self contained office is located in the Ouseburn. The open plan office has been recently decorated and benefits from attractive timber flooring, featured roof trusses, integrated meeting room/ private office, Velux windows and air conditioning.

The first floor office also benefits from upgraded kitchen and WC facilities.

Accommodation

The property has been measured and comprises of the following areas:

	Sq Ft	Sq M
First Floor	546	50.72
Ground Floor	554	51.5
Total	1,100	102.22

*Available floor by floor

Rent

£2,000.00 Per Month

Service Charge

There is a service charge payable which is inclusive of utilities.

EPC

Available Upon Application

Rateable Value

According to the VOA the rateable values are:

First Floor : £4,500.

Ground : £4,150.

Legal Costs

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

VAT

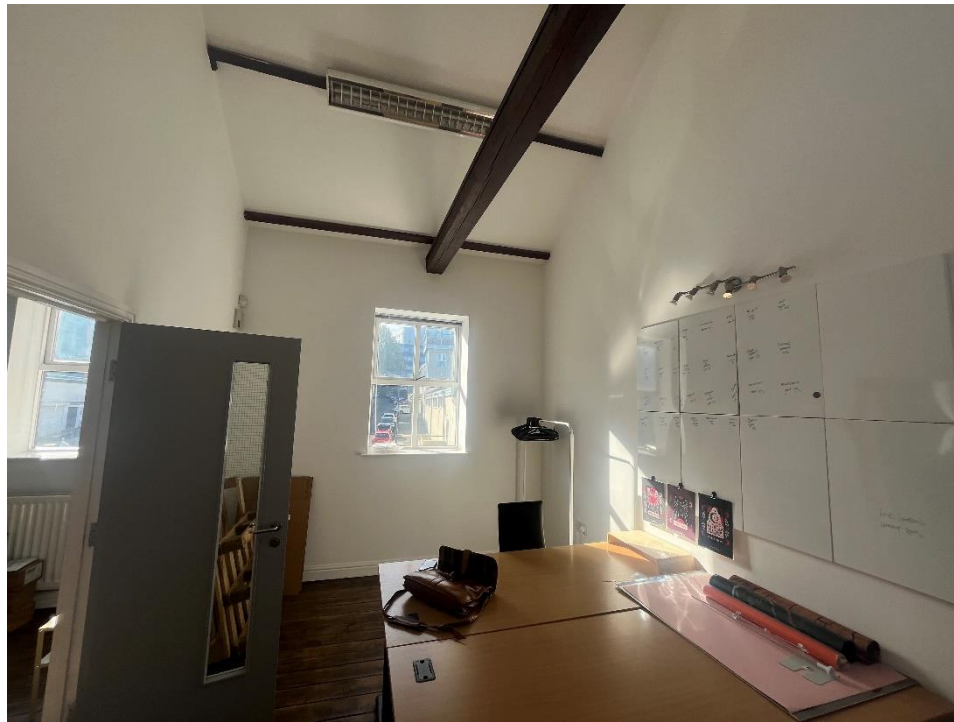
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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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