



## City Centre Office Suite

1,547 Sq Ft (143.72 Sq M)

- Located by Northumberland Street
- Self-contained first floor office premises
- Potential to redecorate to suit
- Shower and WC facilities
- New lease available

For further information please contact:

Chris Pearson  
E: [chrisp@naylorsgavinblack.co.uk](mailto:chrisp@naylorsgavinblack.co.uk)  
DD: 07834328678

Ellie Combe  
E: [ellie.combe@naylorsgavinblack.co.uk](mailto:ellie.combe@naylorsgavinblack.co.uk)  
DD: 07544655575

Second Floor  
One Strawberry Lane  
Newcastle upon Tyne  
NE1 4BX  
Tel: +44 (0)191 232 7030  
[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

## TO LET

First Floor, 8A Saville Row, Newcastle Upon Tyne, Tyne and Wear, NE1 8JE

### Location

Saville Row is a pedestrianised street and has recently undergone a significant upgrade. The street is located adjacent to the prime retail thoroughfare Northumberland Street with Eldon Square, Fenwick and Marks & Spencer. Saville Row is also in close proximity to the Northumbria University Campus and the new East Pilgram Street development.

The office is a short walk from Monument and Haymarket metro stops which are located at either end of Northumberland Street.

### Description

The first floor office has a shared entrance with the other tenants in the building. The office has been partitioned into smaller offices and meeting rooms and a large open plan office area.

The property benefits from the following specifications:

- WC and shower facilities
- Small kitchen
- Meeting rooms
- Perimeter trunking
- Central Heating
- Intercom system

### Accommodation

The property has been measured and comprises the following areas:

	Sq Ft	Sq M
<b>First Floor</b>	<b>1,547</b>	<b>143.72</b>

### Rent

£15 per sq ft.

### Service Charge

A service charge is currently in place to cover of maintaining the building and common parts. Further information is available on request.

### Building Insurance

Available upon request

### EPC

The property has an EPC rating of E (104)

### Rateable Value

According to VOA website the first floor offices have a rateable value of £15,750 giving rates payable of £7,859.25 per annum.

### 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.

## TO LET

First Floor, 8A Saville Row, Newcastle Upon Tyne, Tyne and Wear, NE1 8JE



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order