



## 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:

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## 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 Pilgrim 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

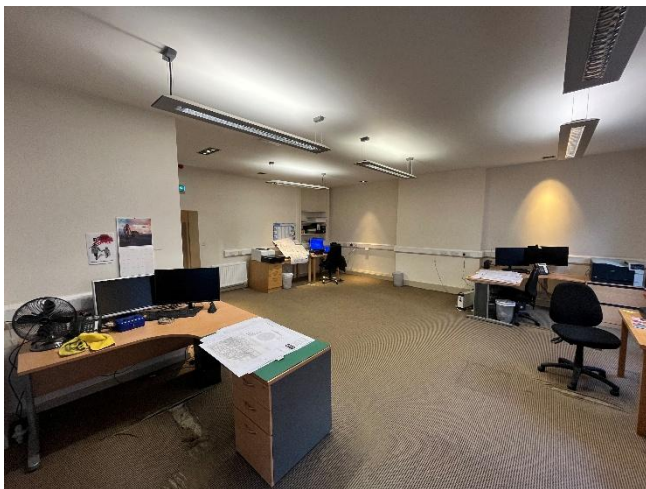
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### 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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