



Modern Office Accommodation

736 – 3,553 Sq Ft (68.37 – 330.07 Sq M)

- City centre location
- Contemporary style office
- New leases available
- Nearby multi storey car park

For further information please contact:

Ellie Combe

E: ellie.combe@naylorsgavinblack.co.uk

DD: 07544655575

Chris Pearson

E: Chrisp@naylorsgavinblack.co.uk

DD: 0191 466 1349

Second Floor

One Strawberry Lane

Newcastle upon Tyne

NE1 4BX

Tel: +44 (0)191 232 7030

Naylorsgavinblack.co.uk

TO LET

New England House, 10 Ridley Place, Newcastle
Upon Tyne, Tyne And Wear, NE1 8JW

Location

The property is located on Ridley Place just off Northumberland Street, Newcastle's prime shopping location. Both Northumbria and Newcastle University are within a 5 minute walk of the building, as well as Haymarket and Monument metro stations being a short distance away.

Description

The building is made up of upper floor office suites situated within New England House, which is a modern multi let office building.

The main entrance from Ridley Place fronting New England House provides a main lobby together with two 8-person lifts. The property also has the benefit of a secondary entrance located on Northumberland road.

Office features:

- Ranging sizes available on the third floor
- 24-hour access
- Kitchen facilities on each floor

Accommodation

The property comprises the following sizes:

	Sq Ft	Sq M
Third Floor Suites	736	68.37
Third Floor Suite 5	2,817	261.70
Total	3,553	330.07

Rent

£16.00 Per Sq Ft exclusive of rates, service charge and VAT.

Service Charge

A service charge is currently in place to cover the maintenance/repair of the structure of the building and common parts.

EPC

Upon Application

Rateable Value

Upon Application

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.

TO LET

New England House, 10 Ridley Place, Newcastle
Upon Tyne, Tyne And Wear, NE1 8JW



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