

## TO LET

6 Saville Place, Newcastle Upon Tyne, Tyne  
and Wear, NE1 8JE



## Office Accommodation

1,295 Sq Ft (120.31 Sq M)

- Excellent City Centre Location
- New Lease Available
- Fully Refurbished
- Superb Transport Links
- Third Floor Suite Available

For further information please contact:

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### Location

The property is ideally located in the heart of the City Centre on Saville Place, just a two-minute walk from Northumberland Street and the main retail hub. To the east of Saville Place is the City Campus of Northumbria University.

Saville Place enjoys excellent transport links, with the A167(M) Central Motorway immediately to the east, and Haymarket Metro and Bus Interchange just a five-minute walk away.

### Description

The property has recently undergone a comprehensive refurbishment, is arranged over ground, first, second and third floors.

The third floor is available by a new lease and has the following specification:

- Newly decorated
- Carpeted floors
- LED lighting
- Own WC Facility

Car parking is available at the rear by separate negotiation.

### Accommodation

The property has been measured and comprises the following areas:

	Sq Ft	Sq M
<b>Third Floor Suite</b>	<b>1,295</b>	<b>120.31</b>

### Rent

£12.00 Per Sq Ft

### Service Charge

Available upon request

### EPC

The third floor suite has an EPC rating of E (101).

### Rateable Value

We understand from the Valuation Office Agency website that the third floor the premises is listed in the 2023 Rating List as Rateable Value £6,400.

All interested parties should make their own enquiries as to the precise rates payable with the group valuation office.

### 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.

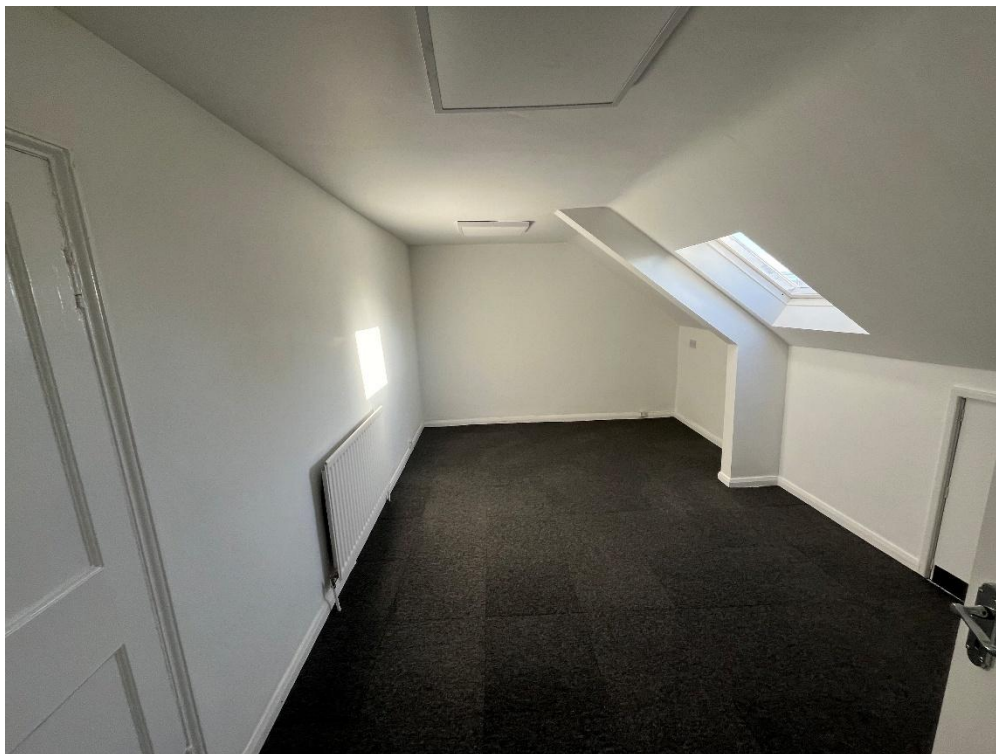
### Code of Practice

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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