

## TO LET

42 Mosley Street, Newcastle Upon Tyne,  
Tyne And Wear, NE1 1DF



### Office Accommodation

248 - 1,024 Sq Ft (23.04 - 95.14 Sq M)

- First floor offices
- Prime city centre location
- Close proximity to Newcastle Central Station
- Toilet, kitchen and shower facilities
- Ample storage space

For further information please contact:

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### Location

The property is located on Mosley Street in between Grey Street and Dean Street. It is a stone throw from Newcastle Cathedral and is walking distance from the prime business hub of the city centre.

Newcastle Central station is walking distance, providing both national and local rail links.

### Description

The property comprises a four-storey building that is let to several occupiers. The units available are located on the ground and first floor. Internally the premises benefits from a secure access front door with an intercom system, as well as having a large independent meeting room which is available to tenants.

The property also contains WCs and kitchen facilities at first floor level along with lift access throughout.

### Accommodation

The property has been measured and comprises the following areas:

	Sq Ft	Sq M
First Floor Room 1	388	36.05
First Floor Room 2	248	23.04
First Floor Room 3	388	36.05
<b>Total</b>	<b>1,024</b>	<b>95.14</b>

### Terms

The property is available to let on a full repairing and insuring terms for a term of years to be agreed.

### Rent

First Floor Offices	£10 psf
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### Service Charge

Availbe upon application.

### EPC

The previous EPC rating for the property was D. However, we are awaiting new certification.

### Rateable Value

Available upon Request

### 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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