

TO LET

42-44 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:

Gavin Black
E: gavinb@naylorsgavinblack.co.uk
DD: 07712 868655

Chris Pearson
E: chrisp@naylorsgavinblack.co.uk
DD: 07834 328 678

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

TO LET

42-44 Mosley Street, Newcastle Upon Tyne,
 Tyne And Wear, NE1 1DF

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 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 suites have 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
Total	1,024	95.14

Terms

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

Rent

The rent for the suites is £18.00 per sq ft. The rent is inclusive of service charge and utilities.

Service Charge

Inclusive in the rent.

EPC

Available upon Request.

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.



TO LET

42-44 Mosley Street, Newcastle Upon Tyne,
Tyne And Wear, NE1 1DF



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