



TO LET

5 Saville Place, Newcastle upon Tyne, NE1 8DQ

Naylors 
Gavin Black
Commercial Property People

Location

The property is situated in the heart of the City Centre on Saville Place which is within a two minute walk of Northumberland Street and the principal retail core. The City Campus of Northumbria University is immediately to the east of Saville Place.

Saville Place benefits from excellent transport links with the A167(M) Central Motorway being immediately to the east and Haymarket Metro and Bus Interchange within a five minute walk.

Description

The accommodation which has recently undergone a comprehensive refurbishment, is arranged over first, second and third floors and is available as a whole or on a floor by floor basis.

The office space is finished as follows:

- Carpeted floors

- Fluorescent strip LED lighting
- Perimeter electrical and IT points
- WC facilities
- Papered and plastered walls & ceilings.

Car parking is available at the rear by separate negotiation.

Accommodation

We have calculated the net internal floor areas as follows:

	M ²	Ft ²
Third Floor	89.03	958

Lease

The accommodation is offered by way of an effectively full repairing and insuring lease for a term of years to be agreed.

Service Charge

A service charge is payable for the maintenance and repair of the structure of the building and its common areas.

Rent

The asking rents for the individual floors are as follows:-

Third Floor £6,700 per annum

Rateable Value

We understand from the Valuation Office Agency website that the third floor the premises is listed in the 2017 Rating List as Rateable Value £6,600.

All interested parties should make their own enquiries as to the precise rates payable with the group valuation office on 0191 220 7000.

EPC

The property is assessed with Band C75. A copy of the certificate is available on request.



NAYLORS GAVIN BLACK LLP 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, dimensions, 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 Naylor 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 principal 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.

Code of Measuring Practice

The landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD, Tel: 0207 695 1535.

Legal Costs

Each party will be responsible for their own legal/professional fees.

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.

For further information please contact:

Chris Pearson

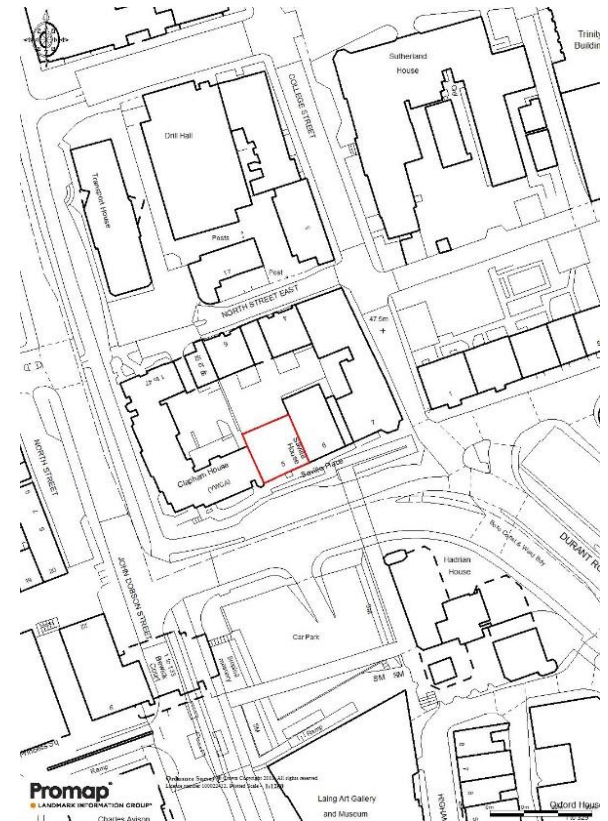
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