

TO LET

24 Leazes Lane, Newcastle upon Tyne,
NE1 4LW



Office Accommodation

560 ft² (52.02 m²)

- On site car parking spaces
- Self-contained first floor office accommodation
- Two good-sized office rooms
- Good city centre location near the RVI and Newcastle United Football Club.
- New lease available

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NE1 4LW

Location

The property is prominently situated on Leazes Lane in the heart of Newcastle city centre. Newcastle University and the RVI are located in the immediate area, along with St James Park.

Description

Attractive self-contained office suite with two office rooms, along with the benefit of a kitchen and private WC.

The premises benefits from 2 car parking spaces, at an annual cost of £1,200 per annum per space.

Accommodation

The property comprises the following net internal area:

	M ²	Ft ²
First Floor	52.02	560

Tenure

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

Rent

£7,500 per annum equating to £13.40psf.

Service Charge

A service charge is currently in place to cover costs of maintaining the estate. Further information is available on request.

Business Rates

The current rateable value is £6,100. The incoming tenant should benefit, subject to status, from 100% rate relief.

EPC

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Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

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 Institute of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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.



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