



## Superb City Centre Office Suite

857 ft<sup>2</sup> (79.61 m<sup>2</sup>)

- Self-contained second floor office premises
- Fitted out in a contemporary style
- Meeting room and kitchen installed
- New lease
- High profile location near The Lumen and The Spark
- YouTube Video: <https://youtu.be/ZDRG0c9XC-s>

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Hadrian House

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Newcastle upon Tyne

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[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

## TO LET

Rutherford House, 43 Bath Lane,  
Newcastle upon Tyne, NE4 5SP

### Location

High profile city centre location adjacent to Hadrian's Tower close to the Newcastle Helix development including The Spark and The Lumen. There is ample on street car parking in this location with availability of street permits.

### Description

The property is arranged over three floors with the following specification:

- Contemporary fit out
- Wood panel flooring
- Perimeter trunking
- Fully fitted with kitchen
- Central heating
- Outgoing tenants cabling to be left in situ
- Meeting rooms
- Store/IT server room

### Accommodation

The property comprises the following net internal areas:

	M <sup>2</sup>	Ft <sup>2</sup>
Second Floor	79.61	857

### Tenure

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

### Rent

£15,000 per annum exclusive of VAT, rates and building insurance equating to £17.50psf.

### Service Charge

There will be a service charge of £20 per week to cover cleaning and electricity of the common parts. Any external structural repairs (excluding the roof) will also be shared.

### Building Insurance

The tenant will be responsible for a due proportion of the building insurance premium.

### Business Rates

On application.

### EPC

C 65.

### 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.

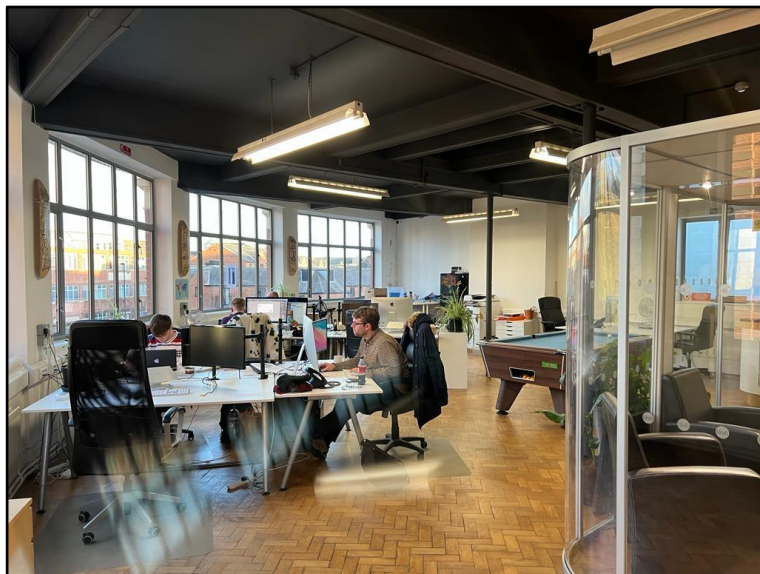
### VAT

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.

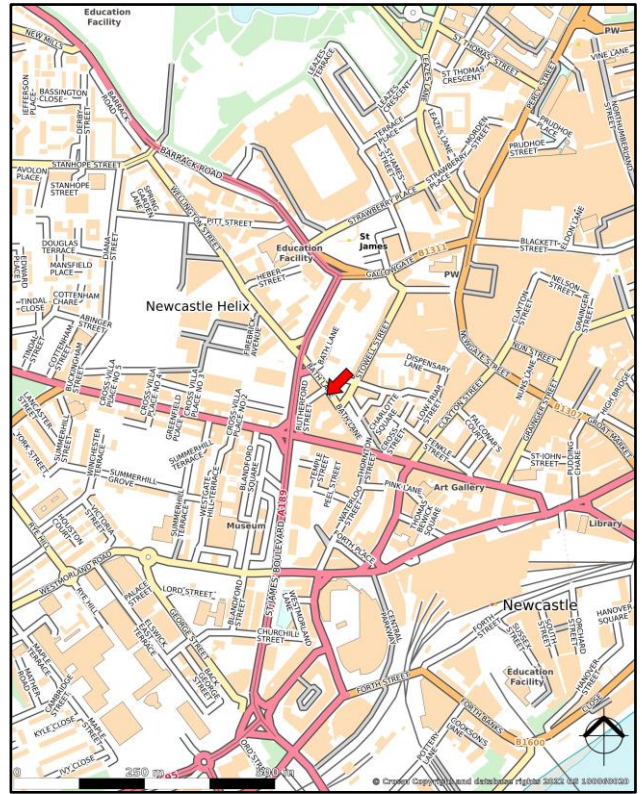
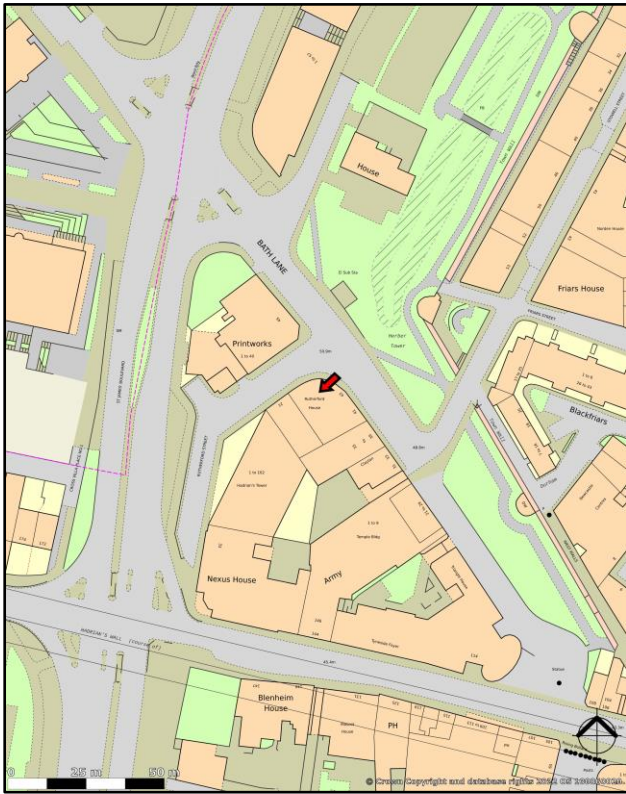


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Previous tenants



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