

TO LET

2nd Floor, 10-13 Saville Row,
Newcastle upon Tyne, NE1 8JE



City Centre Office Suite

1,347 ft² (125.13 m²)

- Self-contained second floor office premises
- Meeting room and kitchen installed
- Located just off Northumberland Street
- New lease available

For further information please contact:

Jessica Ross

E: jessica@naylorsgavinblack.co.uk

DD: +44 (0)191 232 7030

John Cranshaw

E: john.cranshaw@naylorsgavinblack.co.uk

DD: +44 (0)191 211 1569

Hadrian House

Higham Place

Newcastle upon Tyne

NE1 8AF

Tel: +44 (0)191 232 7030

TO LET

2nd Floor, 10-13 Saville Row,
Newcastle upon Tyne, NE1 8JE

Location

High profile city centre location on Saville Row which is situated just off Northumberland Street. Nearby occupiers to the premises include major retailers such as Marks and Spencer and Fenwicks as well as been within close proximity to Northumbria University campus. East Pilgrim Street development is located at the bottom of Northumberland Street and the property is less than a minutes' walk to Monument and Haymarket Metro Stations.

Saville Row is a pedestrianised street and has recently undergone a significant upgrade.

Description

The property is arranged over the second floor with the following specification:

- Existing fit out
- Boardroom
- Perimeter trunking
- Kitchen facilities
- Central heating
- Air Conditioning
- Small meeting room off common area
- Demised w/c facilities
- Intercom System

Accommodation

The property comprises the following net internal areas:

| | M ² | Ft ² |
|--------------|----------------|-----------------|
| Second Floor | 125.13 | 1,347 |

Tenure

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

Rent

£23,500 per annum exclusive of VAT, rates and building insurance equating to £17.50psf.

Service Charge

A service charge is currently in place to cover costs of maintaining the building and common parts. Further information is available on request.

Business Rates

The rateable value from 1st April 2023 will be £13,500.

EPC

D 85.

Legal Costs

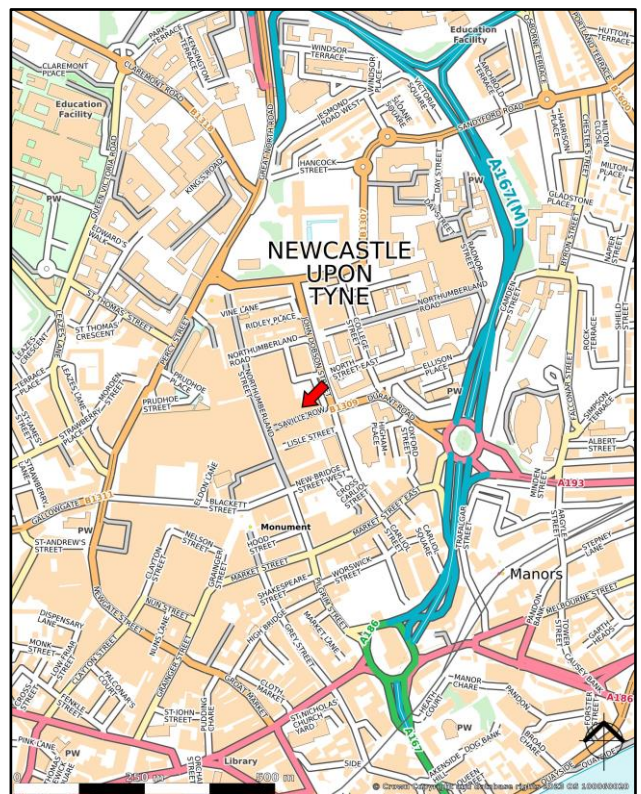
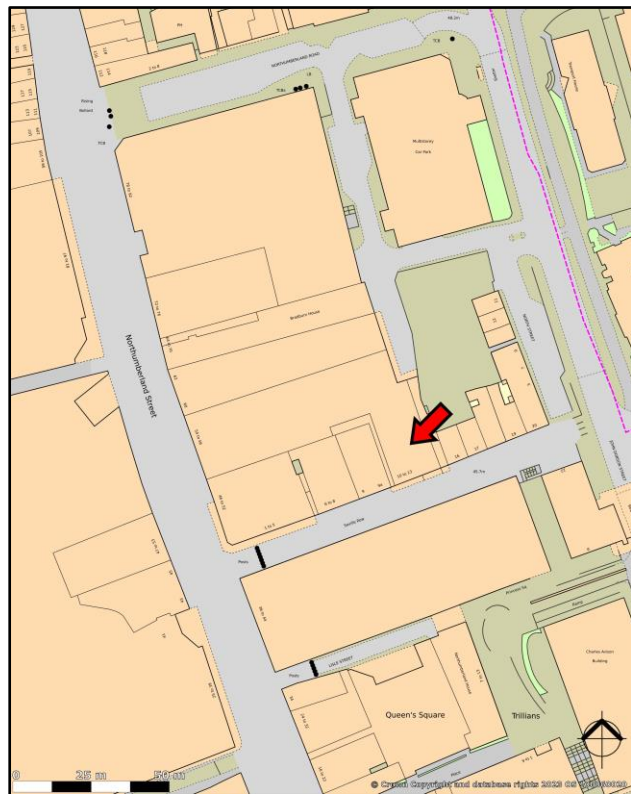
Each party to be responsible for their own legal costs incurred in this transaction

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 Institution 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 Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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 Naylor's 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