

TO LET

Unit 2, First Floor, Blackfriars Court,
Dispensary Lane, Newcastle upon Tyne,
NE1 4XB



High Quality Offices 92.7 m² (998 ft²)

- Close proximity to The Gate complex
- Car Parking
- £15,000 per annum
- 100% Rates Relief for Qualifying Businesses

For further information please contact:

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Or Joint Agents Sanderson Weatherall

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Location

The premises are located in Newcastle City Centre within the historic Blackfriars area. This central location is adjacent to The Gate complex and Chinatown and within walking distance of St James Metro station and Newcastle Central rail Station providing access to the east coast, Newcastle International Airport and Sunderland City Centre

Description

The suite is located on the first floor of the development and has been recently refurbished incorporating;

- Carpeted floors
- Gas central heating
- Kitchen facilities
- Communal WC facilities
- Intercom system
- Perimeter Trunking

The property also benefits from one dedicated car parking space which is available at an extra cost. Further details are available upon request.

Accommodation

The accommodation has the following approximate areas:

First Floor	92.7 m ²	998 ft ²
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Rent/Terms

£15 psf. on an effective full repairing and insuring lease for a term of years to be agreed.

Service Charge

A service charge is currently levied to cover the cost of maintaining the common areas of the building and car park. Further details are available on request.

Rateable Value

Rateable Value (2017 list): £11,000

Qualifying Businesses will be entitled to 100% rates relief. Interested parties are advised to make their own enquiries with the local authority.

EPC

Available upon request.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of funding will be required from the successful purchaser.

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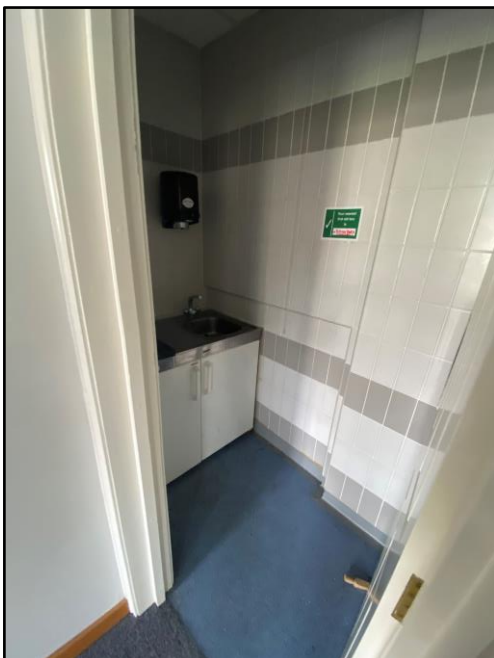
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Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms can be 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.

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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