



Modern Office Suite

1,020ft² (94.77 m²)

- Three storey purpose-built development
- Open plan accommodation on the second floor
- 15-minute walk from the city centre
- One allocated car parking space, with on street permits available
- Comfort cooling and heating

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TO LET

Unit 3 Mailing Court, Union Street,
Newcastle, NE2 1BP

Location

Located in the Shieldfield area on the edge of Newcastle city centre, the development is surrounded by ongoing development projects as well as established offices, industrial premises and cultural centres including the renowned Biscuit Factory Gallery.

A short walk from the development is the Ouseburn Regeneration Project which continues to attract a range of businesses and visitors to the area.

Transport to the development is very easy with nearby Metro stations and bus routes

Description

The Maling Court development consists of six purpose-built units which are each individually split and let out to a number of different tenants, each with their own uses.

The office comprises a white finished interior, along with a communal toilet facility and kitchenette area.

It benefits from the following:

- Allocated parking bay, along with availability of on street permits
- Fibre broadband
- Comfort cooling/heating
- Furniture available
- Secure code access on the ground floor

Accommodation

The property comprises the following approximate areas:

	M ²	Ft ²
3 Maling Court	94.77	1,020

Tenure

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

Rent

£15psf.

Business Rates

Rateable value - £10,250 (2023 List).

EPC

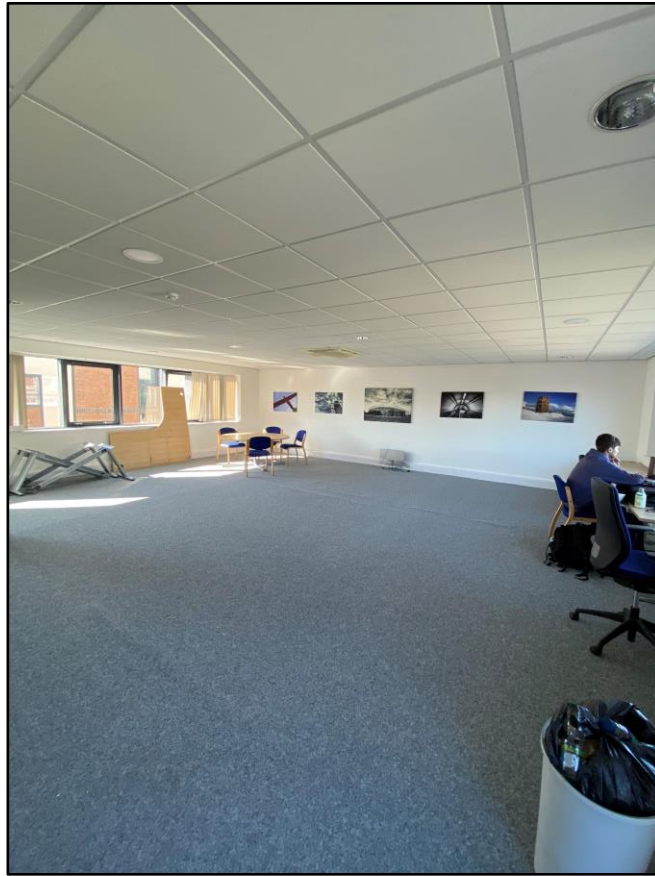
The property has an EPC rating of B (44).

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, London, SW1P 3AD. Tel: 024 7686 8555.

VAT, Rents and Outgoings

All numbers 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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