

THE STAMP EXCHANGE

Westgate Road
Newcastle upon Tyne
NE1 1SA

- Beautiful city centre location
- 3 Office suites to let on ground and first floor
- From 1145 to 6828 square feet available
- Recently refurbished
- Easy access to local and national transport links

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North East England
Chamber of Commerce



LOCATION

The property is located on Westgate Road and is a two minute walk from Newcastle Central Station, with local and national transport link. The Stamp Exchange has quick and easy access to the shops, bars and restaurants within the city centre and Quayside areas.

ACCOMMODATION

Three office suites across the ground and first floors are available to let with the following approximate areas:

Suite 1 (Ground): 213.58m² 2,299 sqft

Suite 1.1 (First): 106.37m² 1,145 sqft

Suite 1.3 (First): 314.37m² 3,384 sqft

TOTAL available: 634.32m² 6,828 sqft

DESCRIPTION

The Stamp Exchange is an attractive property behind a listed façade with office space and residential accommodation. All suites listed have been fully refurbished to the following specification:

- Suspended ceilings with LED light fittings
- Raised access floors with new carpets
- Comfort cooling and heating
- Manned reception
- Male, female and disabled WCs
- Limited car parking available on site
- Office EPC ratings of C53 to C56
- Suite 1.1 comes fully fitted out with furniture to be included.

These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly there shall be no liability as a result of any error or omission in these particulars. March 2023. Ref: 6847

The property is connected to the Virgin Media fibre network. Options are available for a dedicated line or provision from the landlord's connection dependent on the occupiers needs. Further details available on request.

CHARGES

Rent is £15.00 PSF per annum exclusive of VAT, rates and service charge. A service charge will be payable to cover the costs of the landlord's upkeep of the reception, common areas, and external structure of the building. This currently is budgeted at £8.18 PSF.

All charges quoted are exclusive of VAT.

Terms - A new effective full repairing and insuring lease is to be granted for a term by arrangement. Details of business rates assessment are available on request.

MONEY LAUNDERING

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

VIEWING

Strictly by appointment with sole agents Naylor's Gavin Black:

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