



Low Cost Offices / Studios

From 1,009 ft² to 3,586ft²
(93.7m² to 330.17m²)

- Prominent position adjacent to St James' Boulevard
- Three self-contained studio / office suites
- Partly fitted out with small kitchen and WC facilities
- Low cost terms
- New lease available

For further information please contact:

Chris Pearson

E: chrisp@naylorsgavinblack.co.uk

DD: +44 (0)191 211 1555

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

Naylorsgavinblack.co.uk

TO LET

14 Blandford Square,
 Newcastle upon Tyne, NE1 4HZ

Location

The property is in a prominent position adjacent to St James' Boulevard, one of the main arterial routes into Newcastle City Centre from the A1. The surrounding area is characterised by a mixture of office, retail, and leisure occupiers.

Description

The property offers three self-contained office / studio suites in an attractive building behind a brick-built façade overlooking Blandford Square. The offices are predominantly open plan each with their own small kitchen and WC facilities. The ground floor studio could be used for a variety of different uses accessible through double doors directly from the courtyard. The office suites are partly fitted with perimeter trunking and vinyl flooring on the second floor.

There are a range of car parking options within close proximity.

Accommodation

	M ²	Ft ²
Second Floor	93.75	1,009
First Floor	129.42	1,393
Ground Floor	110	1,184
Total	333.17	3,586

Tenure

New leases are available for a term by arrangement.

Rent

£10psf exclusive of VAT, rates and service charge.

Service Charge

There is a service charge of £3.25psf. to cover costs of the maintenance and repair of the structure of the building and common parts.

Business Rates

According to the VOA website, the following assessments apply:

Second Floor: £8,000

Ground Floor: £11,250

The first floor will need to be reassessed for rating purposes. On this basis, assuming appropriate status, the tenant should be able to qualify for 100% relief.

EPC

The EPC rating is D 76 – D 93. The ground floor will need to be assessed.

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.

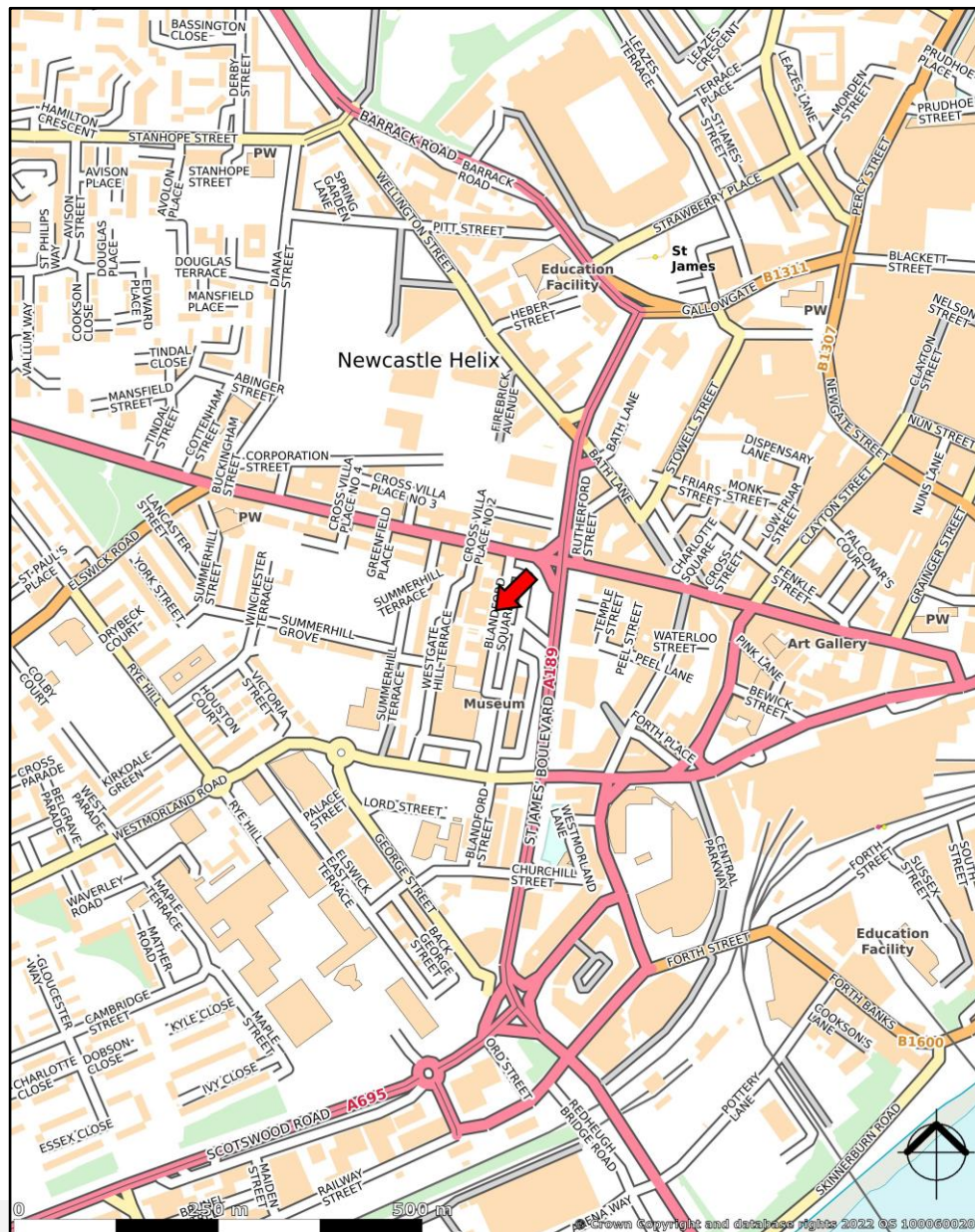
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made

TO LET

14 Blandford Square,
 Newcastle upon Tyne, NE1 4HZ

to Naylors 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, dimensions, 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 Naylors 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 principal 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

TO LET

14 Blandford Square,
Newcastle upon Tyne, NE1 4HZ



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, dimensions, 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 Naylors 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 principal 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

TO LET

14 Blandford Square,
Newcastle upon Tyne, NE1 4HZ



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, dimensions, 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 Naylors 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 principal 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

TO LET

14 Blandford Square,
Newcastle upon Tyne, NE1 4HZ

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, dimensions, 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 Naylors 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 principal 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