



COMING SOON!

Office Suites

From 959 – 6,022 ft²
(89.1 – 559.53 m²)

- Undergoing full refurbishment
- Contemporary style offices
- New leases available
- Part fitted out including kitchens and cabling
- Car parking available

For further information please contact:

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TO LET

Blandford Studios, 12 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 offices are arranged over first and second floors which form part of a three-storey building. The building is undergoing full refurbishment to provide contemporary office suites. The property also benefits from a lift and WC facilities on each floor.

Car parking is available at the rear and in close proximity.

Accommodation

The property provides the following approximate net internal areas:

	M ²	Ft ²
2 nd Floor A	191.49	2,061
2 nd Floor B	89.1	959
1 st Floor A	189.08	2,035
1 st Floor B	89.86	967
Total	559.53	6,022

Specification

- New decorations
- Feature lighting
- Perimeter trunking with Cat 6 cabling
- Kitchen facilities on each floor
- Car parking

Lease

New leases available.

Rent

£16.00 per square foot per annum, exclusive of VAT, business rates and service charge.

Service Charge

A service charge is currently in place to cover the maintenance/repair of the structure of the building and common parts. The current budget is £3.25psf.

Business Rates

The premises may need to be reassessed for rating purposes. Further information on application.

EPC

The property has an EPC rating of B (43).

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.

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- 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.
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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.

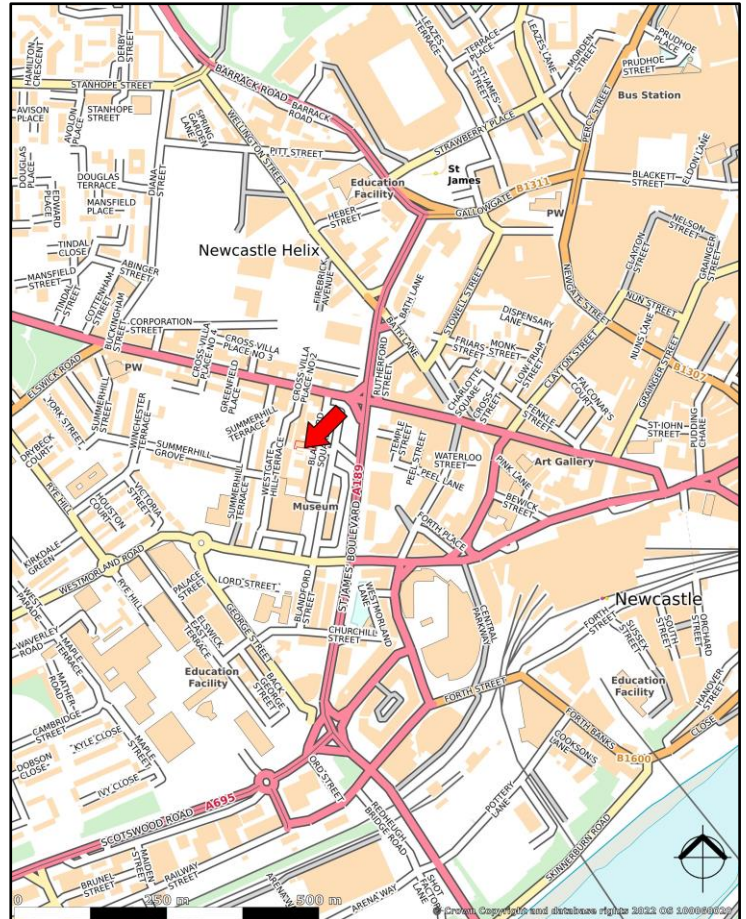


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