

# TO LET

# Blandford Studios

12 Blandford Square  
Newcastle upon Tyne **NE1 4HZ**

## Office Suites

From 959 – 6,022 sq ft (89.1 – 559.53 sq m)

- + Newly refurbished
- + Contemporary style offices
- + New leases available
- + Part fitted out including kitchens and cabling
- + Car parking available





# Blandford Studios

## Location

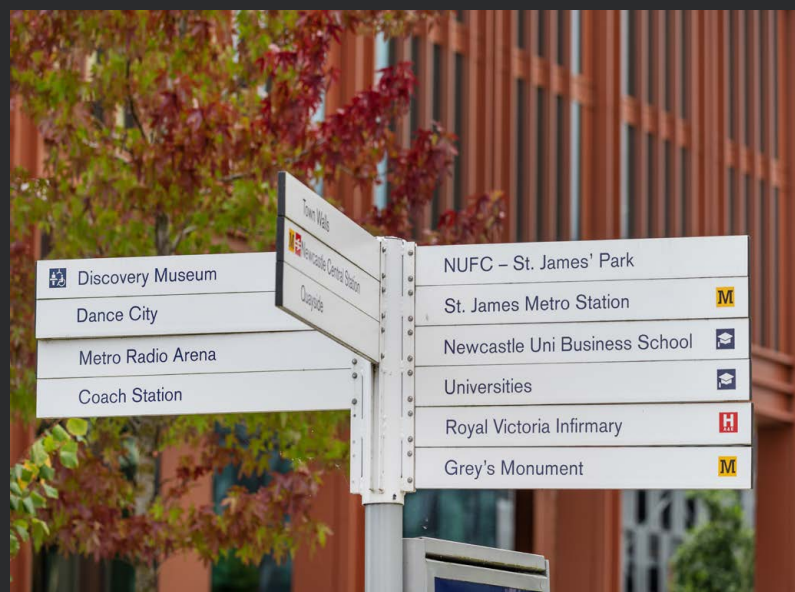
The property is in a prominent position adjacent to St James' Boulevard, one of the main arterial routes into Newcastle City Centre from the A1.

The building is situated next to the Discovery Museum and the surrounding area is characterised by a mixture of office, retail, and leisure occupiers.

There are strong transport links within the area with bus routes and metro stops all within close proximity. There are also the benefits of being situated a short 10-minute walk from Newcastle central station.



Life Science Centre



St James' Boulevard

Newcastle Central Station



Hadrian's Tower







# Blandford Studios



## Specification

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

## Description

The offices are arranged over first and second floors which form part of a three-storey building.

The building has undergone a full refurbishment to provide contemporary office suites.

The property also benefits from a fully accessible lift and WC facilities on each floor. Car parking is available at the rear and in close proximity.



**Blandford**  
Studios



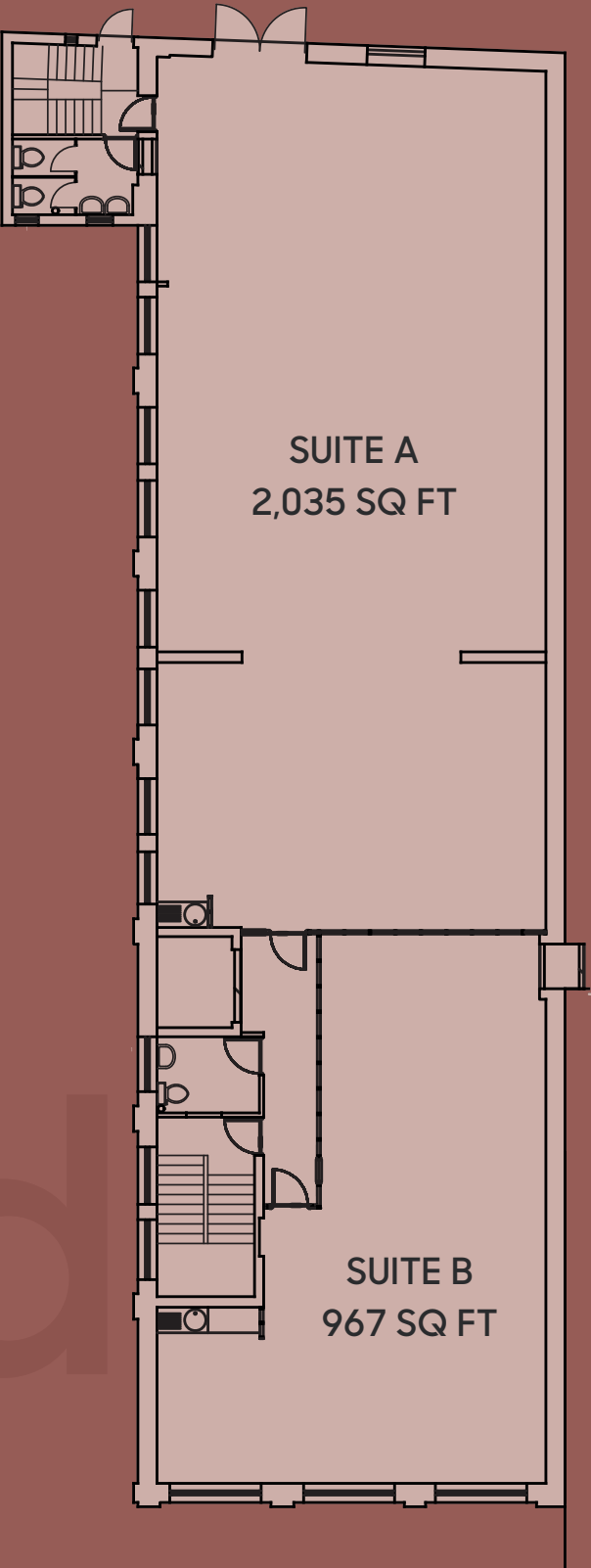


Accommodation

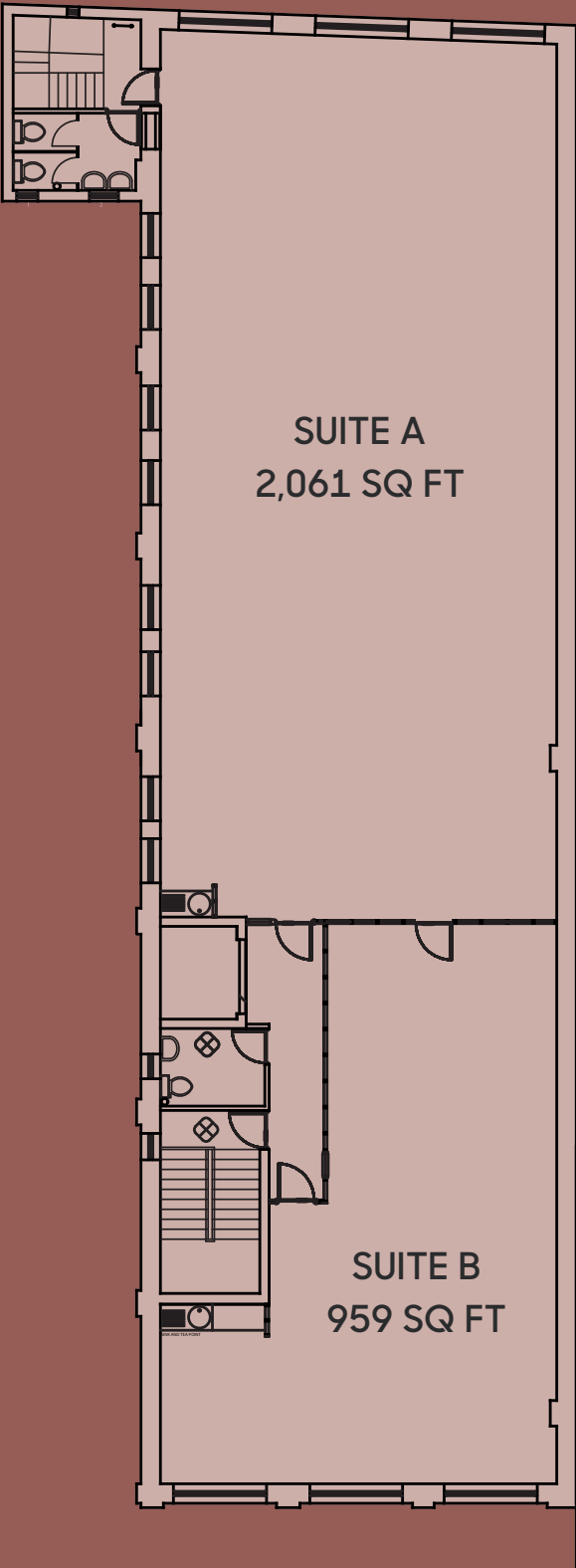
The property provides the following approximate net internal areas:

SUITE	SQ M	SQ FT
Second Floor A	191.49	2,061
Second Floor B	89.1	959
First Floor A	189.08	2,035
First Floor B	89.86	967
TOTAL	559.56	6,022

First Floor



Second Floor



# First Floor



Suite A

Indicative Flooring



Suite B



# Second Floor



Suite A



Suite B



# Blandford Studios

## 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.

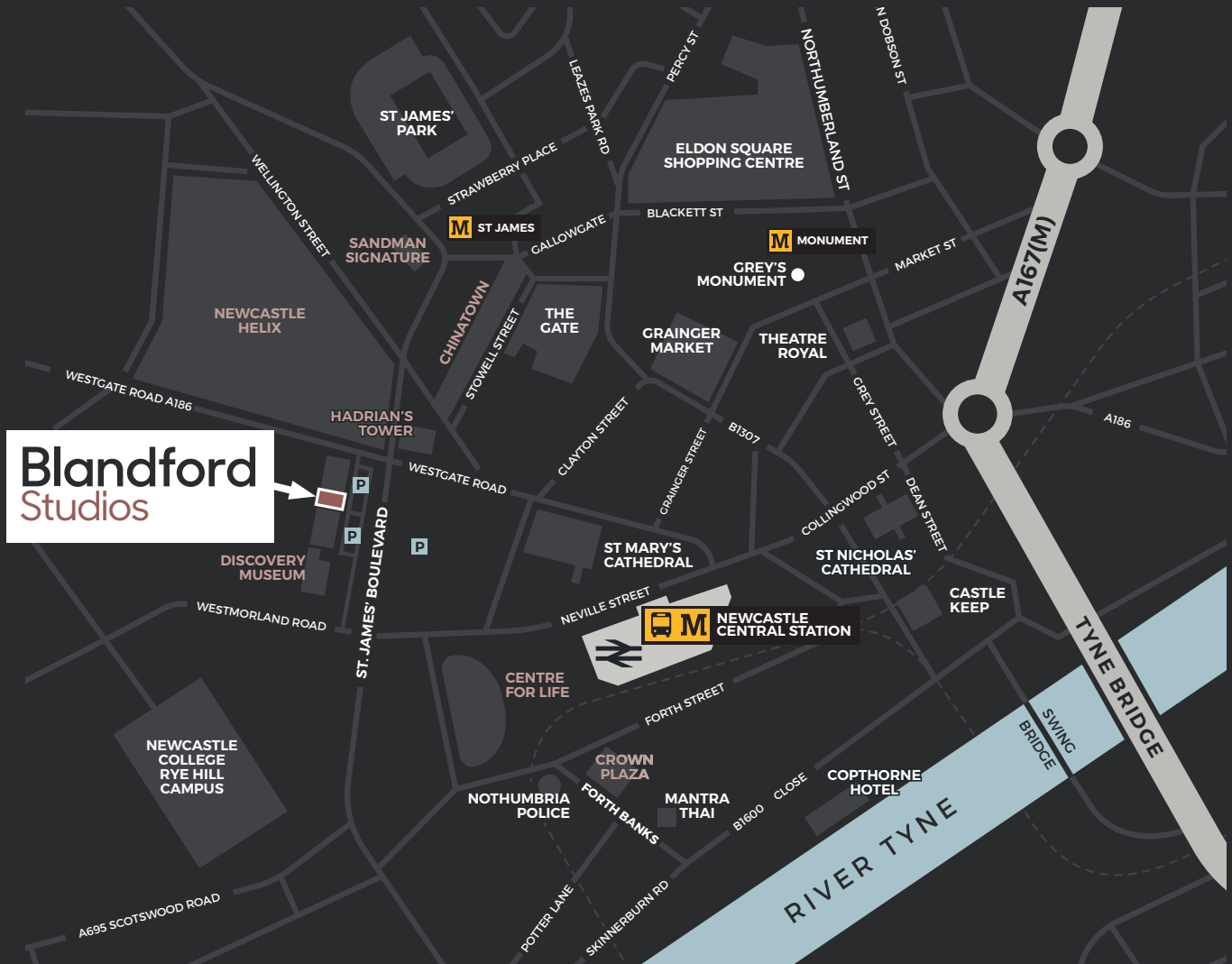
## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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For further information or to arrange a viewing please contact:



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