

NEWLY AVAILABLE OFFICE SUITE

62 THE CLOSE

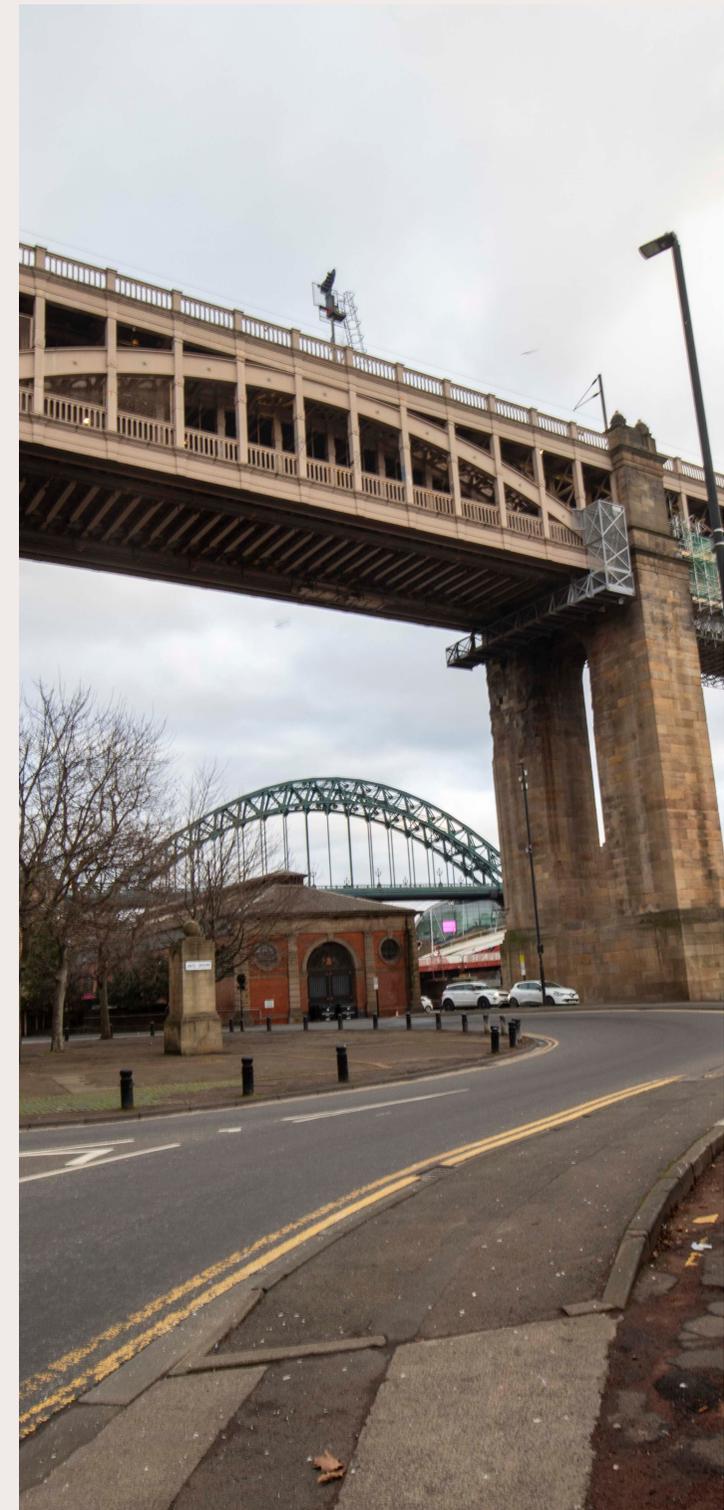


DESCRIPTION

Rare opportunity to purchase a newly refurbished self-contained office suite at 62, The Close, Quayside, Newcastle upon Tyne, NE1 3RJ.

Ground Floor, **1,329 ft²** (123.50 m²)

Purchase price at **£200K** (£150 per ft²).



SPECIFICATION

1.

OPEN PLAN

Open plan office space with two well finished meeting rooms.

2.

NEWLY REFURBISHED

Contemporary decorations, new carpeting, plus brand new light fittings and floating cupboards.

3.

AIR CONDITIONING

Fully serviced air-conditioning throughout.

4.

GREAT FACILITIES

Two WC facilities, including disabled access, and shower plus fully fitted kitchen with dishwasher, fridge and microwave.

5.

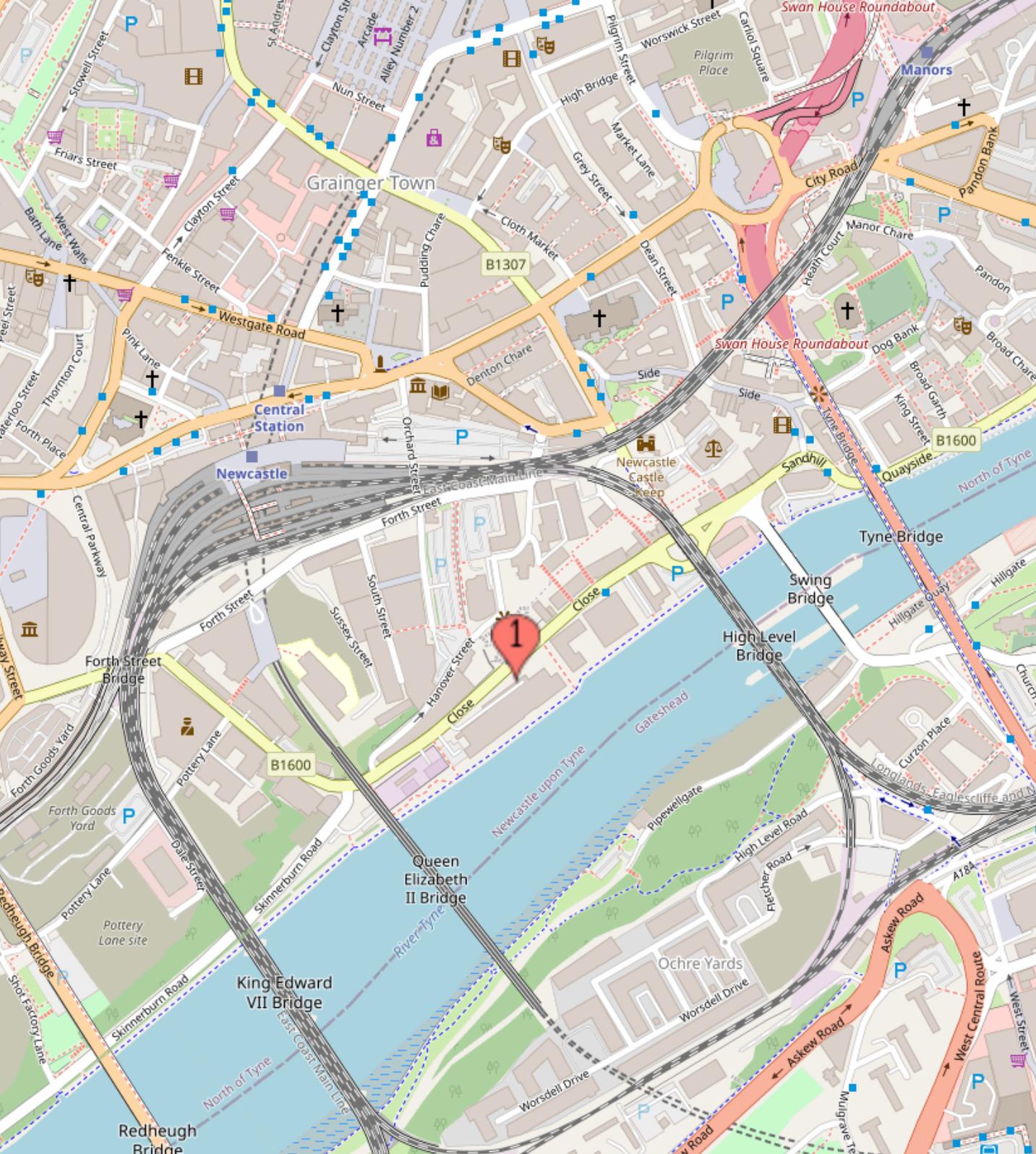
HIGH SPEED INTERNET

1GB high speed internet connection

6.

PARKING

4 secure off street car parking spaces available,



LOCATION

The property is located on Newcastle Quayside, a vibrant area on the north bank of the River Tyne.

The surrounding facilities include a gym next door, plus a number of coffee shops, pubs, food and drink venues and hotels.

The property is a 10 minute walk to Newcastle central station for local metro and national rail services.

15 minute walk to Tyne Bridge for access to Gateshead.

20 minute walk to Northumberland Street and Grey street in the heart of Newcastle city centre.

NEAREST STATIONS

- Newcastle Central Station 0.2 miles
- Manors Staion 0.5 miles
- St James Station 0.6 miles



TERMS & CONDITIONS

Tenure: Sale of a 250 year long leasehold interest from 1 January 2011.

Service Charge: Service charge is payable. Further details available on request.

Business rates: The rateable value (2023 list) is £15,250. If eligible for small business rates the current cost is £6,418.39 (£4.38 per ft²).

EPC: Available on request.

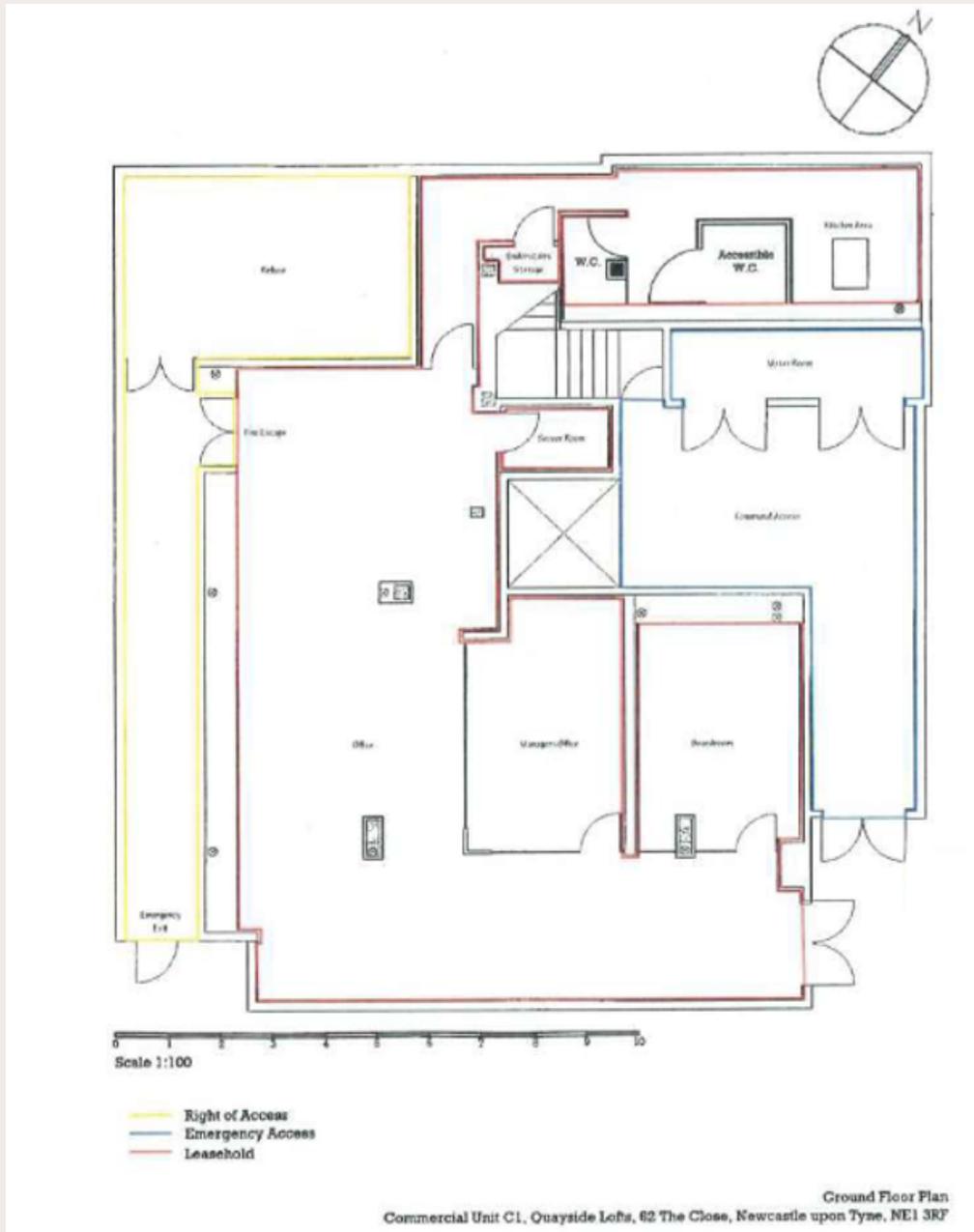
Legal Costs: Each party to be responsible for their own legal costs incurred in this transaction.

Code of practice: The landlord accepts the principles of the 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 Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT



FLOORPLAN



GET IN TOUCH

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**Naylor's
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