

## TO LET

Studio I, Fenham Hall Laboratories, Fenham  
Hall Drive, Newcastle Upon Tyne, Tyne and  
Wear, NE4 9YL



## Modern Fully Fitted Laboratories with Car Parking

1,250 Sq Ft (116.12 Sq M)

- In tranquil garden setting of Fenham Hall
- Partially fitted out laboratory facilities
- New lease available
- Good car parking
- High Speed Broadband

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### Location

Fenham Hall Studios are situated in the mature grounds of Fenham Hall, built in 1745, which offers a secure and quiet environment, yet easily accessible from Newcastle upon Tyne city centre 2 miles to the east. Fenham Hall Drive is an important radial route into the City with a regular bus service operating. The site lies only 1 ½ miles east of the A1 trunk road with Newcastle International Airport only 5 miles to the north-west.

### Description

Studio I is fully fitted out as modern Laboratory space and available for occupation at very short notice.

The premises extend to 1,250 sq. ft. (116.10 sq. m.) and benefit from their own secure designated parking within a secure gated development.

- High quality Lab benching
- Separate hand wash and double stainless steel wash area
- Perimeter power and data points.
- Gas fired central heating to perimeter radiators.
- Sealed commercial quality vinyl flooring.
- Separate office/reception area.
- Designated WC facilities.

### Accommodation

	Sq Ft	Sq M
Studio i	1,250	116.12

### Terms

The studio is available to let on a new internal repairing lease, for a term of years to be agreed. A service charge operates to enable the landlord to recover a fair proportion of the costs of repairing the structure and external parts of the building and the maintenance of the internal common parts and the car park and grounds.

### Rent

£19,850 Per Annum

### EPC

The building has an EPC rating C-52. A copy of the EPC is available on request.

### Rateable Value

Current RV £12,500. Prospective tenants to make their own enquiries.

### Legal Costs

Each party to bear their own legal costs incurred in the transaction.

### VAT

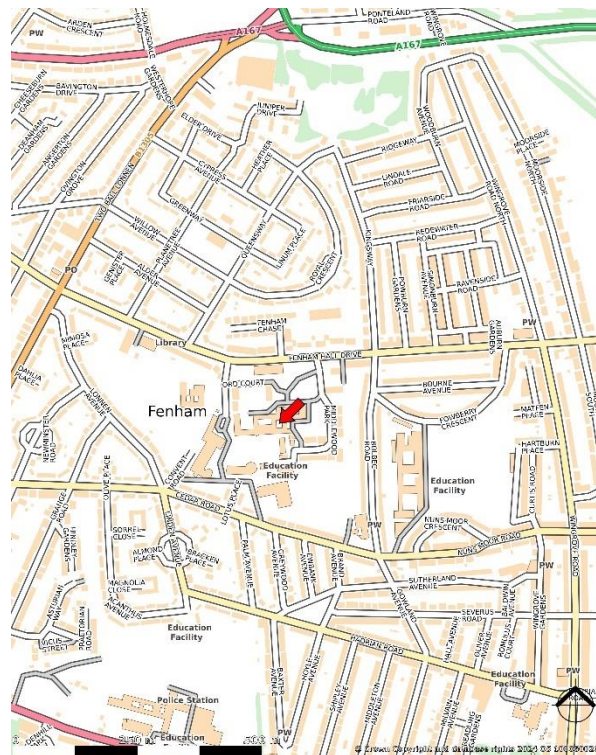
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### 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.

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