



Office Accommodation

395 - 1,009 ft² (82.11 m²)

- Office premises
- Close proximity to Newcastle central Station
- Prime city centre location
- Toilet, Kitchen, and Shower facilities
- Ample storage space

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Second Floor

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TO LET

42 Mosley Street, Newcastle Upon Tyne,
NE1 1DF

Location

The property is located on Mosley Street in between Grey Street and Dean Street. It is a stone throw from Newcastle Cathedral and is walking distance from the prime business hub of the city centre.

Newcastle Central station is walking distance, providing both national and local rail links.

Description

The property comprises a four-storey building that is let to several occupiers. The units available are located on the ground and first floor. Internally the premises benefits from a secure access front door with an intercom system, as well as having a large independent meeting room.

The property also contains WCs and kitchen facilities at first floor level along with lift access throughout.

Accommodation

The property comprises the following net internal areas:

	M ²	Sq Ft
Part First Floor	93.7	1,009
Part Ground Floor	36.66	395

Tenure

The property is available to let on a full repairing and insuring terms by way of service charge reconciliation.

Rent

First Floor	£10 per sq. ft.
Ground Floor	£9,500 per annum

Service Charge

A service charge of £11.89psf is currently in place to cover building maintenance.

Business Rates

Available upon Request

EPC

The previous EPC rating for the property was D. However, we are awaiting new certification.

Legal Costs

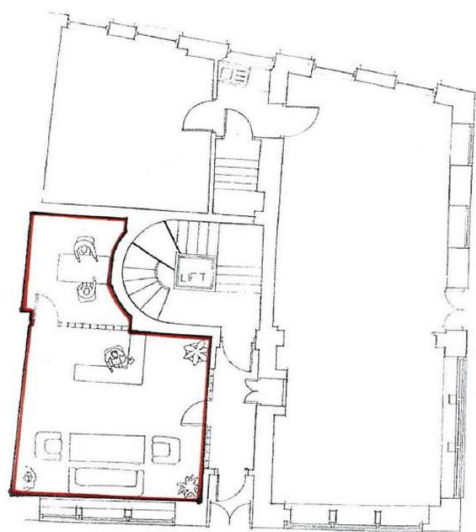
Each party to be responsible for their own legal costs incurred in this transaction.

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 Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 153

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



GROUND FLOOR



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