

TO LET

6 Saville Place, Newcastle Upon Tyne, Tyne
 and Wear, NE1 8DQ



Office Accommodation

560 - 1,855 Sq Ft (52.02 - 172.32Sq M)

- Excellent City Centre Location
- New Lease Available
- Fully Refurbished
- Superb Transport Links
- Last Remaining Suites

For further information please contact:

Ellie Combe
 E: ellie.combe@naylorsgavinblack.co.uk
 DD: 07544655575

Chris Pearson
 E: chrisp@naylorsgavinblack.co.uk
 DD: 07834328678

Second Floor
 One Strawberry Lane
 Newcastle upon Tyne
 NE1 4BX
 Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

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Location

The property is ideally located in the heart of the City Centre on Saville Place, just a two-minute walk from Northumberland Street and the main retail hub. To the east of Saville Place is the City Campus of Northumbria University.

Saville Place enjoys excellent transport links, with the A167(M) Central Motorway immediately to the east, and Haymarket Metro and Bus Interchange just a five-minute walk away.

Description

The property has recently undergone a comprehensive refurbishment, is arranged over ground, first, second and third floors.

The second and third floor is available by a new lease and has the following specification:

- Newly decorated
- Carpeted floors
- LED lighting
- Own WC Facility

Car parking is available at the rear by separate negotiation.

Accommodation

The property has been measured and comprises the following areas:

	Sq M	Sq Ft
Part Second Floor	52.02	560
Third Floor	120.30	1,295
Total	172.32	1,855

Rent

£12.00 Per Sq Ft

Service Charge

Available upon request

EPC

The third floor suite has an EPC rating of E (101)
The second floor suite has an EPC rating of D (82)

Rateable Value

All interested parties should make their own enquiries as to the precise rates payable with the group valuation office.

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 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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