

TO LET

Studio D & H , Fenham Hall Studios,
Fenham Hall Drive, Newcastle Upon Tyne,



Self-Contained Studio

1,059 Sq Ft (98.38 Sq M)

- In the tranquil garden setting of Fenham Hall
- Benefits from own front door
- Secure, quiet and attractive
- 3 car parking spaces and visitor parking

For further information please contact:

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

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

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

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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

The studios occupy a modern building providing good quality ground floor studio accommodation with shared facilities. This detached building lies in an attractive setting with a good provision of on-site dedicated car parking with unrestricted access. There are a total of five individual studio offices. Studio D and H are currently available with its own ground floor access and rear access.

Studio D and H is sub-divided with high quality partitions and bespoke oak glazed doors and screens, providing a reception area with conference room, giving access to a larger open plan main office with a further open plan annex beyond, with its own access.

The office was occupied by the architects for the development and has commanding views of Fenham Hall and the grounds with three large bay windows which face the Hall.

Studio D and H benefits from the following:

- Oak internal doors & screens.
- Bespoke oak reception counter.
- Integrated CAT2 lighting.
- Perimeter power and data points.
- Gas fired central heating to perimeter radiators.
- Own Kitchen and W.C. facilities.
- Fully fitted carpets.
- High speed Broadband.
- 3 parking spaces.
- Visitor Parking.
- Secure quiet and attractive.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Total	1,059	98.38

Terms

Studio D and H is available to let on a new internal repairing lease, for a term of years to be agreed.

Service Charge

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 as well as the provision of heating and electricity. The service charge based on current costs is £7 per sq ft plus VAT per annum.

Rent

£18,500 Per Annum

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EPC

The building has an EPC rating C-53. A copy of the EPC is available on request.

Rateable Value

Studio D and H: Currently rated separately (4,600+4,250+3,950=12,800). When rated as a whole the rateable value is expected to be under £12,000 [prospective tenants to make their own enquiries].

An RV below the £12,000 threshold meaning that qualifying businesses will get 100% rates relief. Interested parties should confirm the rates liability with the Business Rates Department of Newcastle upon Tyne City Council.

Legal Costs

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

VAT

All figures quoted are exclusive of VAT which is applicable.



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