



Jesmond Office Accommodation

1,277 Sq Ft (118.63 Sq M)

- Self contained first and second floor accommodation
- Excellent location in Jesmond
- Good transport links
- Modern office accommodation
- New lease

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TO LET

1st & 2nd Floor, St Georges Terrace, Jesmond,
Newcastle Upon Tyne, Tyne & Wear, NE2 2DN

Location

The property is situated approximately 2 miles from Newcastle City Centre, in the sought-after and affluent suburb of Jesmond. Conveniently accessed from Osborne Road, the offices enjoy excellent transport links, with West Jesmond Metro Station just a five-minute walk away, providing easy connectivity across the city.

Description

This self-contained property is over 2 floors and benefits from its own dedicated entrance directly off St George's Terrace. Each floor is accessed via an internal staircase and comprises a series of smaller rooms.

The first floor features two WC facilities and a convenient kitchenette, providing added value and flexibility for a range of occupiers.

Accommodation

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

	Sq Ft	Sq M
Second Floor	920	85.47
First Floor	357	33.16
Total	1,277	118.63

Terms

The property is available by way of a new fully repairing and insuring lease.

Rent

£16,000 Per Annum

Service Charge

Available upon request.

Building Insurance

Available upon request.

EPC

The property currently has an EPC rating of E 107.

Rateable Value

According to the VOA the first floor of the premises has a rateable value of £10,000.

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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