



Office Accommodation

767 - 2,516 Sq Ft (71.22 – 233.67 Sq M)

- Central city office location
- Refurbished office suites
- 100% rates relief for qualifying businesses
- Car parking available
- Close proximity to the Gate premises

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TO LET

Blackfriars Court, Dispensary Lane,
 Newcastle upon Tyne, Tyne & Wear, NE1 4XB

Location

The premises are located in Newcastle City Centre within the historic Blackfriars area. This central location is adjacent to The Gate complex and Chinatown and within walking distance of St James Metro station and Newcastle Central rail Station providing access to the East coast, Newcastle International Airport and Sunderland City Centre.

Description

The accommodation offers recently refurbished suites which incorporate:

- Carpeted floors
- Gas central heating
- Kitchen facilities
- Communal WC facilities
- Intercom system
- Perimeter Trunking

The property also benefits from one dedicated car parking space per suite which is available at an extra cost. Further details are available upon request.

Accommodation

The property has been measured, and the suites have the following areas:

Unit 3	Sq M	Sq Ft
Second Floor	71.22	767
First Floor	75.95	818
Ground Floor	86.5	931
Total	233.67	2,516
Unit 2		
First Floor	92.71	998
Unit 1		
First Floor	92.90	1,000

Term/Rent

The suites are available by way of an FRI lease with a rent of £15 per sq ft.

Service Charge

There is a service charge payable, more information can be provided on request.

EPC

Unit 1: C (59)

Unit 2: C (66)

Unit 3: C (60)

Rateable Value

Available upon request.

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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