



TO LET REFURBISHED OFFICE SUITES

CLUNY WORKS, 36 LIME STREET, NEWCASTLE UPON TYNE, NE1 2PQ



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Summary

- Newly Refurbished to a High Standard
- New Communal Kitchen and Break Out Facilities
- Shower Facilities
- One Suite Remaining
- 88.35 sq m (951 sq ft)

Description

The office accommodation is positioned on the second floor within a three-storey listed building. The space is accessed from the intercom/code entry system at street level. The communal staircase takes you to the second floor where there are three separate office suites, one of which is available, along with an annex.

The property has recently undergone a significant refurbishment to a high standard with the benefit of a brand-new communal kitchen facilities, furnished break out area and brand new male and female WC's and shower facilities. The common areas of the building have also been redecorated and recarpeted throughout. the accommodation benefits from the following specification;

- New LED lighting throughout
- Carpeting throughout
- Panel radiators
- Light and airy space
- Suspended ceilings

Accommodation

We understand that the property has an approximate Net Internal Floor Area as follows:

Description	sq m	sq ft
Suite 1	88.35	951



Service Charge

The service charge budget is currently running at £7.00 per sq ft. This includes; buildings insurance, electricity, gas, water and service charge (servicing of boiler, intruder and fire alarm, fire extinguishers, roof and gutter maintenance and cleaning, external paintwork, common area upkeep and redecoration etc).

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful party.

VAT

All rents are exclusive of VAT where chargeable.

Legal Costs

Each party to bear their own legal costs incurred in connection with the transaction.







Contact

For further information or to arrange a viewing please contact the sole agents:

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