



To Let

Office Accommodation

767 sq ft to 1,000 sq ft



Blackfriars Court
Dispensary Lane
Newcastle upon Tyne
NE1 4XB



SW
Sanderson
Weatherall

Key points

- ▶ Office Accommodation
- ▶ Size: 767 sq ft (71.22 sq m) to 1,000 sq ft (92.90 sq m)
- ▶ Rent: £15 per sq ft
- ▶ Subject to Contract

Description

The property comprises ground, first and second floor office accommodation. The accommodation in the whole is open plan with a number of smaller offices off the main floorplate. The property is carpeted and decorated throughout with recessed lighting, suspended ceilings, small kitchen and perimeter radiators powered by a gas fired boiler.

Externally on site parking is provided.



Location

The premises occupy a prime position in Newcastle City Centre within the historic Blackfriars district. Located adjacent to The Gate leisure complex and Chinatown, the property benefits from a vibrant city centre setting with a wide range of retail, leisure, hospitality and business amenities

Nearby St James' Metro Station and Newcastle Central Station are both within easy walking distance, providing excellent regional and national transport links, including direct access to Newcastle International Airport and the East Coast Main Line.

The area is home to a diverse mix of occupiers and enjoys strong pedestrian footfall, making it an attractive and highly accessible business location.





Accommodation

We understand that the accommodation provides the following approximate Net Internal Floor areas:

Description	sq ft	sq m
Unit 1 First Floor	1,000	92.90
Unit 2 First Floor	998	92.71
Unit 3 Ground Floor	931	86.50
Unit 3 First Floor	818	75.95
Unit 3 Second Floor	767	71.22

Asking Rent/Lease Terms

The office suites are available by way of a new lease on Effective Full Repairing and Insuring terms via a service charge at a rent of £15 per sq ft, subject to contract.

Services

We understand that the property has all mains services connected to the premises, however, interested parties should carry out their own investigations with regard to this matter.

Service Charge

The service charge is currently £7.20 psf.

Business Rates

Available upon request.

EPC

The property benefits from the following Energy Performance Asset Ratings:

Unit 1 First Floor: Band C (59)

Unit 2 First Floor: Band D (81)

Unit 3: To Be Assessed on Occupation

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 tenant.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal costs

Each party to be responsible for their own legal costs incurred throughout any transaction.





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Viewings

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

► **Amy Lamming**
07561 710 960
amy.lamming@sw.co.uk

► **James Fletcher**
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