



TO LET

REFURBISHED OFFICE SUITES

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

SW

Sanderson
Weatherall



Summary

- Newly Refurbished to a High Standard
- New Communal Kitchen and Break Out Facilities
- Shower Facilities
- 1 Suite Remaining
- 135.17 sq m (1,455 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	135.17	1,455

Location

The subject property is located at the heart of the Ouseburn on Lime Street. The Ouseburn is a quirky hotspot for the digital, creative and media sector located to the east of Newcastle City Centre. The area benefits from a cluster of like minded occupiers who thrive from the place making and community ethos. The area is easily accessible with Manors Metro Station located within walking distance.

Asking Rent & Lease Terms

The accommodation is available by way of a new Effective Full Repairing and Insuring Lease at a rent of £13 per sq ft and for a term of years to be agreed.

Tenure

Leasehold.

Business Rates

With effect from the 1 April 2023 we understand that the property is currently assessed for rating purposes as follows:

Office 2 - Rateable Value: £3.59 per sq ft

Interested parties should make their own enquiries with the Local Rating Authority (Newcastle City Council).

Energy Performance Certificate

The property benefits from an Energy Performance Asset Rating of Band C (72). A full copy of the EPC is available for inspection if required.



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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