



TO LET OFFICE ACCOMMODATION

BLACKFRIARS COURT, DISPENSARY LANE, NEWCASTLE UPON TYNE NE1 4XB



Sanderson
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Description

The property comprises 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.

Accommodation

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

Description	sq m	sq ft
First Floor Unit 1	97.55	1,050
Second Floor Units 1 & 2	185.43	1,996

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.

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 Railway Station providing access to the east coast, Newcastle International Airport and Sunderland City Centre.

Business Rates

Available upon request.

Energy Performance Certificate

The property benefits from the following Energy Performance Asset Ratings:

First Floor Unit 1: Band C (59)

Second Floor Units 1 & 2: Band C (59)

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 in any transaction.





Contact

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

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