

To Let



Blackfriars Court

Dispensary Lane, Newcastle upon Tyne, NE1 4XB

 **naylors**

To Let

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



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

Second Floor	767 sq ft	(71.22 sq m)
First Floor	818 sq ft	(75.95 sq m)
Ground Floor	931 sq ft	(86.50 sq m)

Unit 2

First Floor	998 sq ft	(92.71 sq m)
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Unit 1

First Floor	1,000 sq ft	(92.90 sq m)
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Term/Rent

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

Service Charge

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

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.

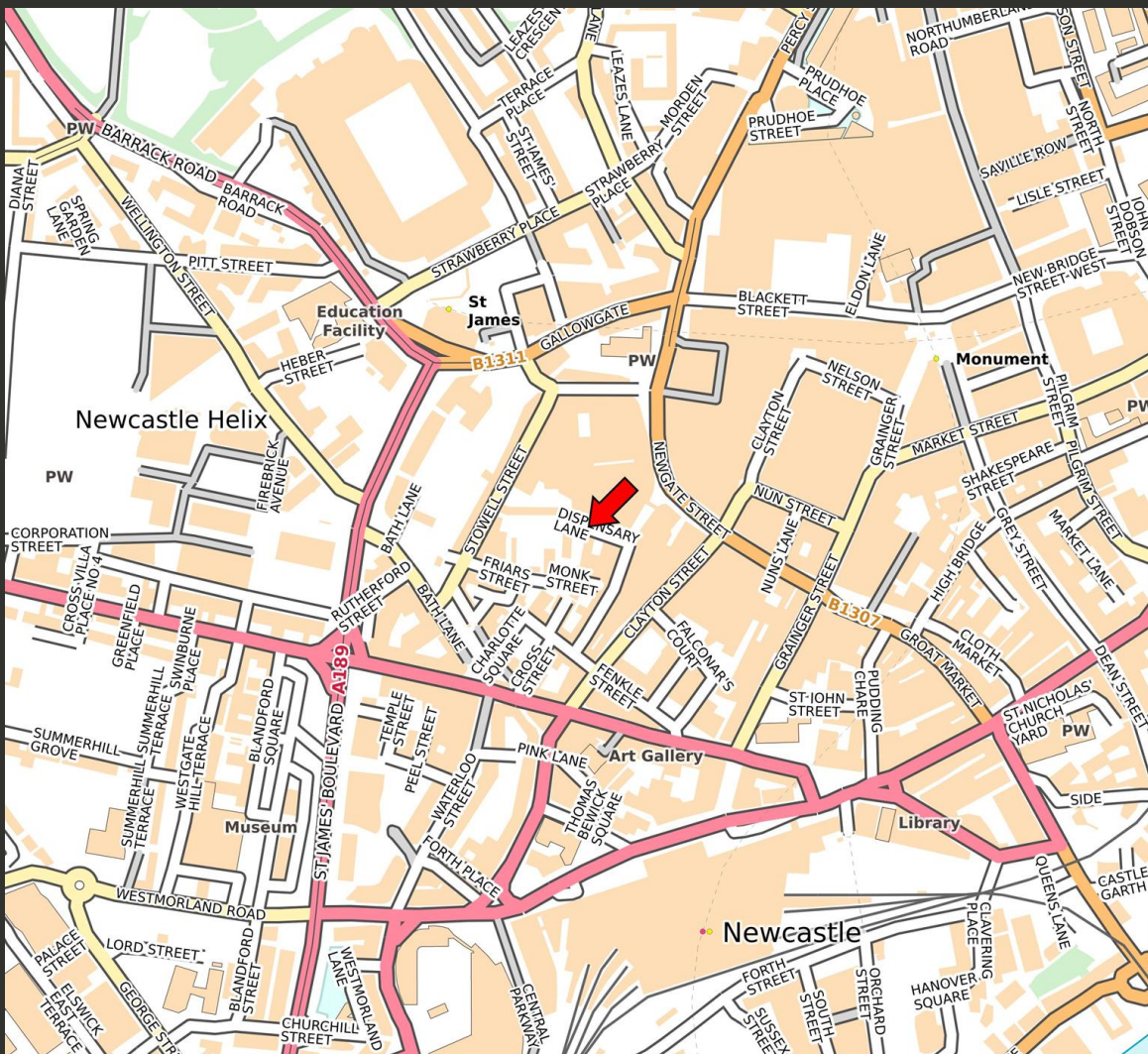
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

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(s).





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