

To Let



New England House

10 Ridley Place, Newcastle upon Tyne, NE1 8JW

 **naylors**

To Let

Modern Office Accommodation

736 – 6,183 sq ft
(68.37 – 572.56 Sq M)

- City centre location
- Contemporary style office
- New leases available
- Nearby multi-storey car park

Location

The property is located on Ridley Place just off Northumberland Street, Newcastle's prime shopping location. Both Northumbria and Newcastle University are within a 5 minute walk of the building, as well as Haymarket and Monument metro stations being a short distance away.

Description

The building is made up of upper floor office suites situated within New England House, which is a modern multi let office building.

The main entrance from Ridley Place fronting New England House provides a main lobby together with two 8-person lifts. The property also has the benefit of a secondary entrance located on Northumberland road.

Office features:

- Ranging sizes available on the third floor
- 24-hour access
- Kitchen facilities on each floor

Accommodation

The property comprises the following sizes:

Part Second Floor	2,610 sq ft	(242.47 sq m)
Third Floor Suites	736 sq ft	(68.37 sq m)
Third Floor Suite 5	2,817 sq ft	(261.70 sq m)
TOTAL	6,163 sq ft	(572.56 sq m)

Rent

£12.00 per square foot exclusive of rates, service charge and VAT.

Service Charge

A service charge is currently in place to cover the maintenance/repair of the structure of the building and common parts.

EPC

Upon application.

Rateable Value

Upon application.

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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