

To Let



6 Saville Place

Newcastle upon Tyne, Tyne & Wear, NE1 8DQ

 **naylors**

To Let

Office Accommodation

1,295 Sq Ft (120.3 Sq M)

- Excellent City Centre location
- New lease available
- Fully refurbished
- Superb transport links
- Last remaining suite

Location

The property is ideally located in the heart of the City Centre on Saville Place, just a two-minute walk from Northumberland Street and the main retail hub. To the east of Saville Place is the City Campus of Northumbria University.

Saville Place enjoys excellent transport links, with the A167(M) Central Motorway immediately to the east, and Haymarket Metro and Bus Interchange just a five-minute walk away.

Description

The property has recently undergone a comprehensive refurbishment, is arranged over ground, first, second and third floors.

The third floor is available by a new lease and has the following specification:

- Newly decorated
- Carpeted floors
- LED lighting
- Own WC facilities

Car parking is available at the rear by separate negotiation.

Accommodation

The property has been measured and comprises the following areas:

Third Floor:	1,295 sq ft	(120.30 sq m)
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Rent

£12.50 per sq ft.

Service Charge

Available upon request

EPC

The third floor suite has an EPC rating of E(101).

Rateable Value

All interested parties should make their own enquiries as to the precise rates payable with the group valuation office.

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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