

To Let



Sunrise House

Collingwood Street, Newcastle upon Tyne, NE1 1JE

 **naylors**

To Let

City Centre Office

1,816 Sq Ft – 3,632 Sq Ft
(168.71 Sq M – 337.42 Sq M)

- Refurbished office space
- Close proximity to Newcastle Central Station
- Comfort cooling
- LED light fittings
- Refurbished common parts
- New 4 passenger lift



Location

The building is prominently situated on the corner of Collingwood Street on Westgate Road in Newcastle's office and commercial core. The property benefits from its proximity to Newcastle Central Station, Metro links and major road links to the A1 and A19, as well as a range of excellent amenities within the city centre.

Description

The office suites are located in Sunrise House, 25 Collingwood Street. The accommodation arranged over three floors. The suites provides a mix of open plan and cellular offices with the benefit of the following specification:

- Comfort cooling
- LED lighting
- New decorations and carpeting
- Private kitchen and WC/shower facilities
- Broadband with dedicated lease line
- New 4 person passenger lift
- Refurbished common parts

Accommodation

The property has been measured and comprises the following area:

First Floor	1,816 sq. ft	(168.71 sq. m)
Second Floor	1,816 sq. ft	(168.71 sq. m)
Total	3,632 sq. ft	(337.42 sq. m)

Terms

The suite is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£16.00 per sq ft.

Service Charge

A service charge is payable in respect of upkeep and maintenance of the common areas. More information available upon request.

EPC

The first floor has an EPC rating of B (35).

Rateable Value

Interested parties must make their own enquiries with the local authority in respect of business rates.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

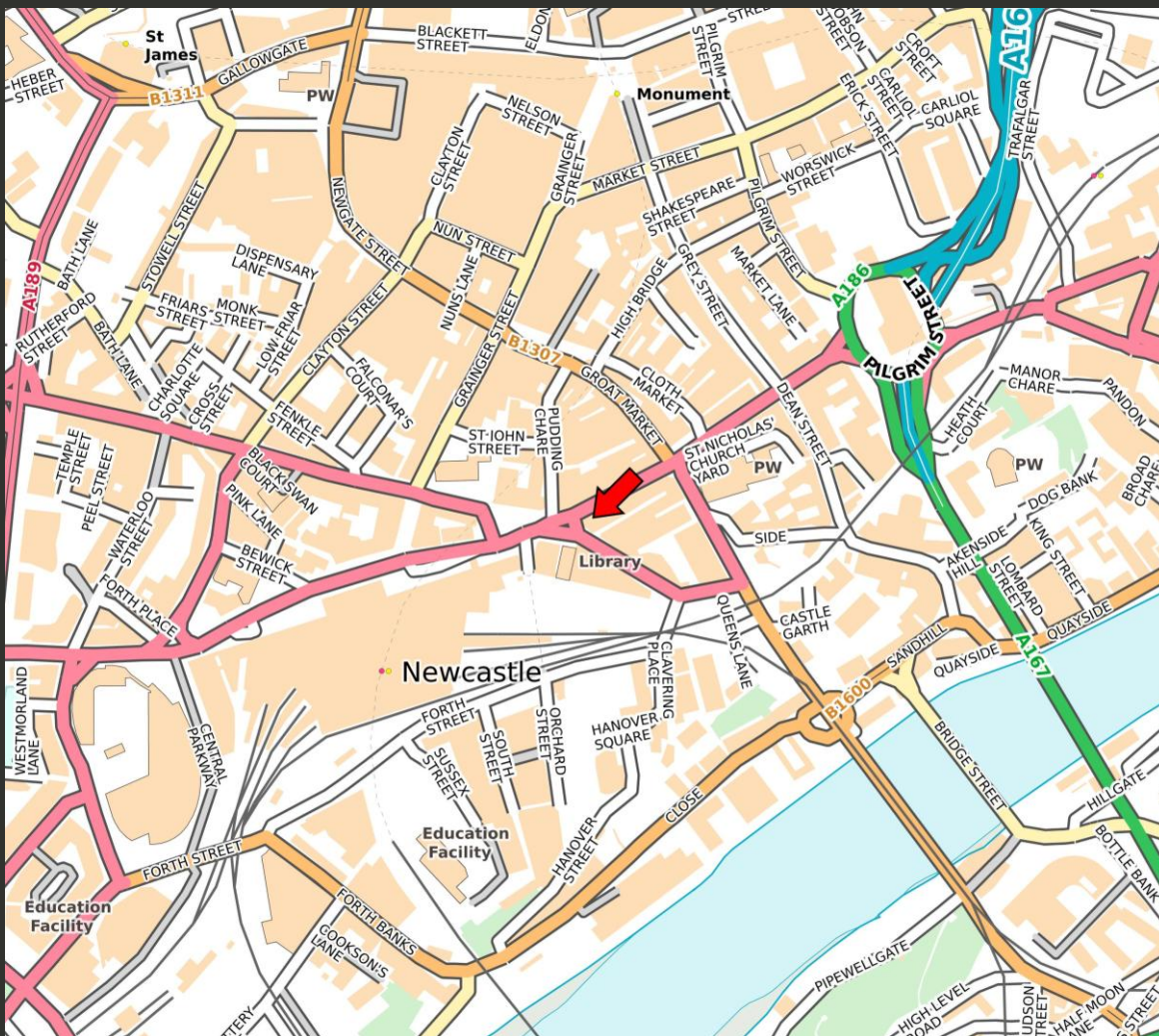
VAT

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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