

To Let

PORTOBELLO HOUSE



Portobello House

Portobello Road, Birtley, Chester-le-Street, DH3 2RY

 **naylors**

To Let

Flexible Office Space

1356 – 300 Sq Ft
(12.54 – 27.87 Sq M)

- Strategic location
- Newly refurbished
- Flexible lease terms
- Sufficient parking available
- Fast broadband



Location

Portobello House Offices are situated just off Portobello Road, which runs adjacent to the A1 motorway. This prime location offers excellent strategic advantages for businesses seeking a strong operational base in the North East region.

Description

This modern and flexible office workspace available in Birtley, ideal for businesses seeking adaptable leasing options in a convenient location. This newly refurbished property offers a professional and comfortable working environment, with a range of features designed to support productivity and collaboration:

- Private Office Spaces
- Reception and Breakout Areas
- Kitchen Facilities
- Access to Meeting Room
- High Speed Broadband
- On Site Car Parking

Accommodation

Portobello House has the following offices available:

Office 1	136 sq ft	(12.63 sq m)
Office 2	136 sq ft	(12.63 sq m)
Office 3	136 sq ft	(12.63 sq m)
Office 4	136 sq ft	(12.63 sq m)
Office 5	136 sq ft	(12.63 sq m)
Office 6	136 sq ft	(12.63 sq m)
Office 7	223 sq ft	(20.72 sq m)
Office 8	150 sq ft	(13.94 sq m)

Terms

The suites are offered on flexible lease terms, with the quoted rental price inclusive of rent, service charges, building insurance, and Wi-Fi.

Rent

The offices are available from £30.00 per SQ FT.

Service Charge

Included within the quoting rent.

Building Insurance

Included within the quoting rent.

EPC

The property has an EPC rating of E (110).

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).





NAYLORS GAVIN BLACK LLP trading as NAYLORS for themselves and for the vendors and lessors of the property give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principals or employee, at NAYLORS has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

For further information please contact:

Jessica Ross
T: 07702 528 881
E: jessicaross@naylor's.co.uk

Ellie Combe
T: 07544 655 575
E: elliecombe@naylor's.co.uk



Naylor's
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylor's.co.uk