



3C, St Peter's Wharf

Newcastle upon Tyne, NE6 1TF

 **naylors**

To Let

Contemporary Office

1,161 Sq Ft (107.86 Sq M)

- Attractive location on St Peter's Wharf
- Fully fitted with furniture included (16 workstations)
- Kitchen, boardroom and shower
- 3 car parking spaces
- New lease available

Location

The property is located in the heart of St Peter's Wharf, an attractive mixed use development overlooking the Harbour and river. The property is 2.7 miles to the east of Newcastle City Centre, past the Quayside/Ouseburn area, off Dobson Crescent connecting to St Lawrence Road with the A186 Walker Road.

Description

3C is a small self-contained first floor commercial/office unit which has been fitted out by the current occupier in a contemporary style with the following specification:

- Exposed lighting and services
- Underfloor trunking
- Wood flooring
- Kitchen
- Boardroom
- Fully fitted with furniture to be included (16 workstations)
- Breakout area
- New boiler (1 Mini)
- 2 WCs (1 shower in gents WC)

Accommodation

We estimate the unit is 107.86m² (1,161 sq ft). There are 3 car parking spaces with the unit together with on street parking

Terms

A new lease for a term by arrangement.

Rent

£13.00 per sq ft.

Service Charge

The current annual service charge budget for the suite is £687.54

EPC

The EPC rating is C68.

Rateable Value

Upon application.

Legal Costs

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

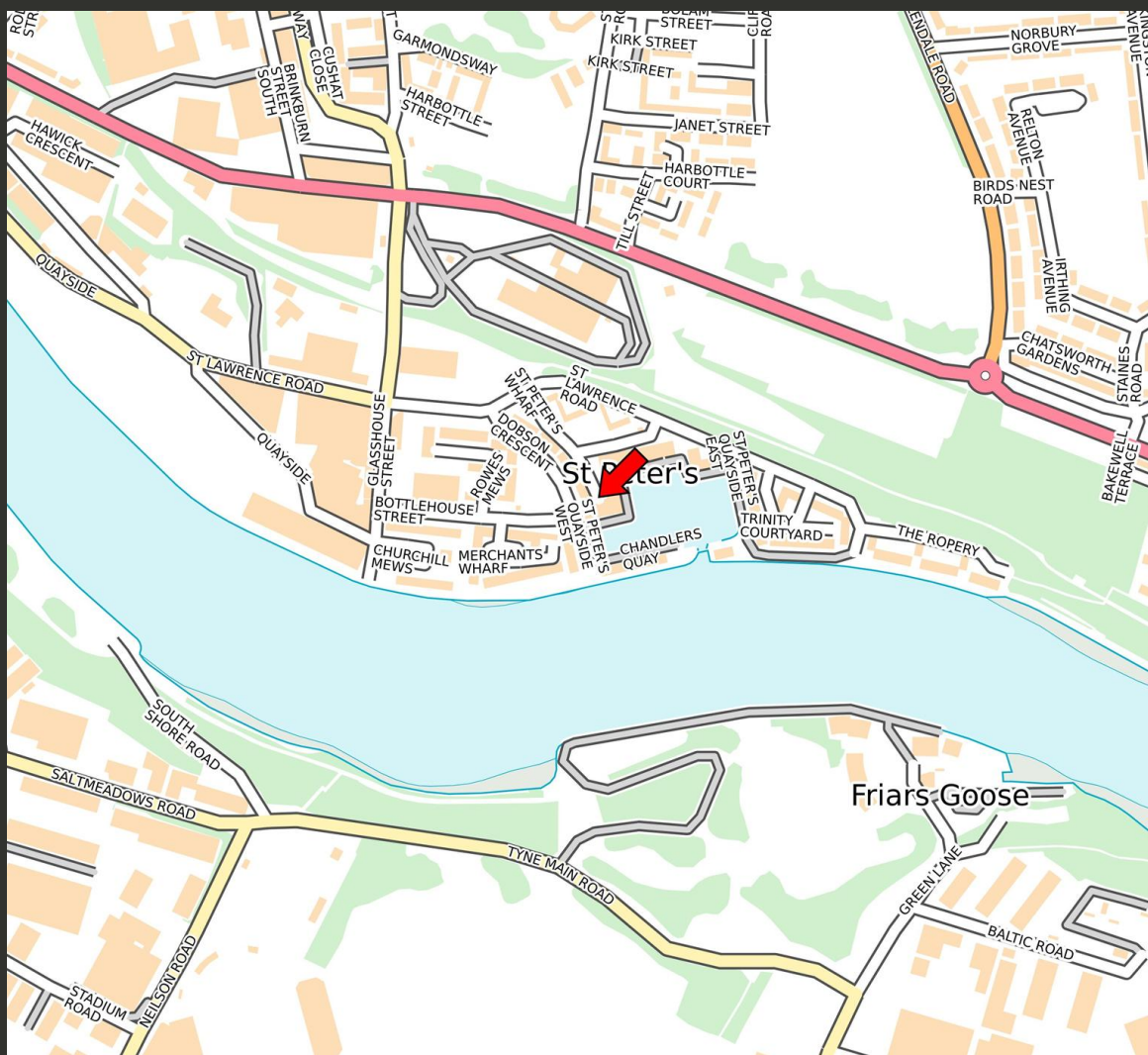
VAT

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).





For further information please contact:

Jessica Ross
T: 07702 528 881
E: jessicaross@naylor.co.uk

Ellie Combe
T: 07544 655 575
E: elliecombe@naylor.co.uk



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

T: +44 (0)191 232 7030
naylor.co.uk

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