

To Let



1 Boyd Street

Shieldfield, Newcastle upon Tyne NE2 1AP

 **naylors**

To Let

Commercial Space

1,838 Sq Ft (170.76 Sq M)

- Great Location in Ouseburn
- Part 2nd Floor Space
- Excellent surrounding amenities
- Suitable for a range of uses
- Lift Access



Location

The property occupies a prominent position on Boyd Street, close to its junction with Portland Road, providing a direct link between Stoddart Street and the A193, one of Newcastle's principal arterial routes into the city centre from the East.

Situated on the edge of the highly sought-after Ouseburn district, the location has become increasingly popular with both commercial and residential occupiers. The immediate area offers a vibrant mix of businesses and amenities, including The Biscuit Factory, The Boiler House, and Ernest Café.

Description

The property comprises a three-storey building, with the available accommodation situated on part of the second floor. There is a lift within the building and the accommodation is arranged in an open-plan layout and features attractive exposed roof trusses, creating a bright and characterful workspace that benefits from an excellent level of natural light throughout.

Tenants have access to shared WC facilities alongside a well-appointed and generous communal kitchen area.

Accommodation

The property comprises the following net internal areas:

Office 2:	1,838 sq ft (170.76 Sq M)
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Tenure

The property is available by way of a new fully repairing and insuring lease for a term to be agreed.

Rent

Office 2: £30,000 p.a (£16.32psf)

Service Charge

The service charge budget includes utilities, building insurance, lift maintenance, waste disposal, cleaning of common areas & window cleaning. The current budget is:

Office 2: £1,106.42 per month

Rateable Value

Available upon Request

EPC

The EPC rating of the property is B (41).

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 purchaser / tenant(s)





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