



Sailors Bethel, Newcastle upon Tyne

Horatio Street, NE1 2PE

 **naylors**

To Let

Attractive Riverside Office Suite

306 Sq Ft (28.4 Sq M)

- Character grade II listed office building
- Fantastic view overlooking the Quayside
- Flexible lease terms
- Car Parking spaces available
- Close to Ouseburn amenities

Location

The building occupies a prominent position on the north side of Horatio Street, which links directly with the Quayside and provides immediate pedestrian access to the leisure facilities along the River Tyne. Horatio Street also connects north to City Road (A186), one of the main arterial routes into Newcastle city centre (approximately a 15-minute walk) from the east. The Hotel du Vin and Bistro, the Toffee Factory and the historic Ouseburn Conservation Area are directly opposite.

Description

Sailors Bethel is a former Seamen's non-conformist chapel which was built in 1875 by Thomas Oliver. The building's striking looks have attracted the attention of artists including LS Lowry and Norman Cornish.

The building benefits from a number of attractive period features and has the following specification:

- Central heating
- 1 GB ultrafast broadband
- Male/Female and Disabled WCs
- Shower facilities
- Adjoining meeting room
- Shared kitchen and dedicated tea room.
- Available carparking spaces

Accommodation

The available office suite is on the part upper floor:

Part Upper Floor: **306 sq ft** (28.4 sq m)

Rent

The part upper office suite is offered at £9,500 per annum, inclusive of service charge and exclusive of VAT, utilities, and business rates.

Rateable Value

Available upon Request.

Legal Costs

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

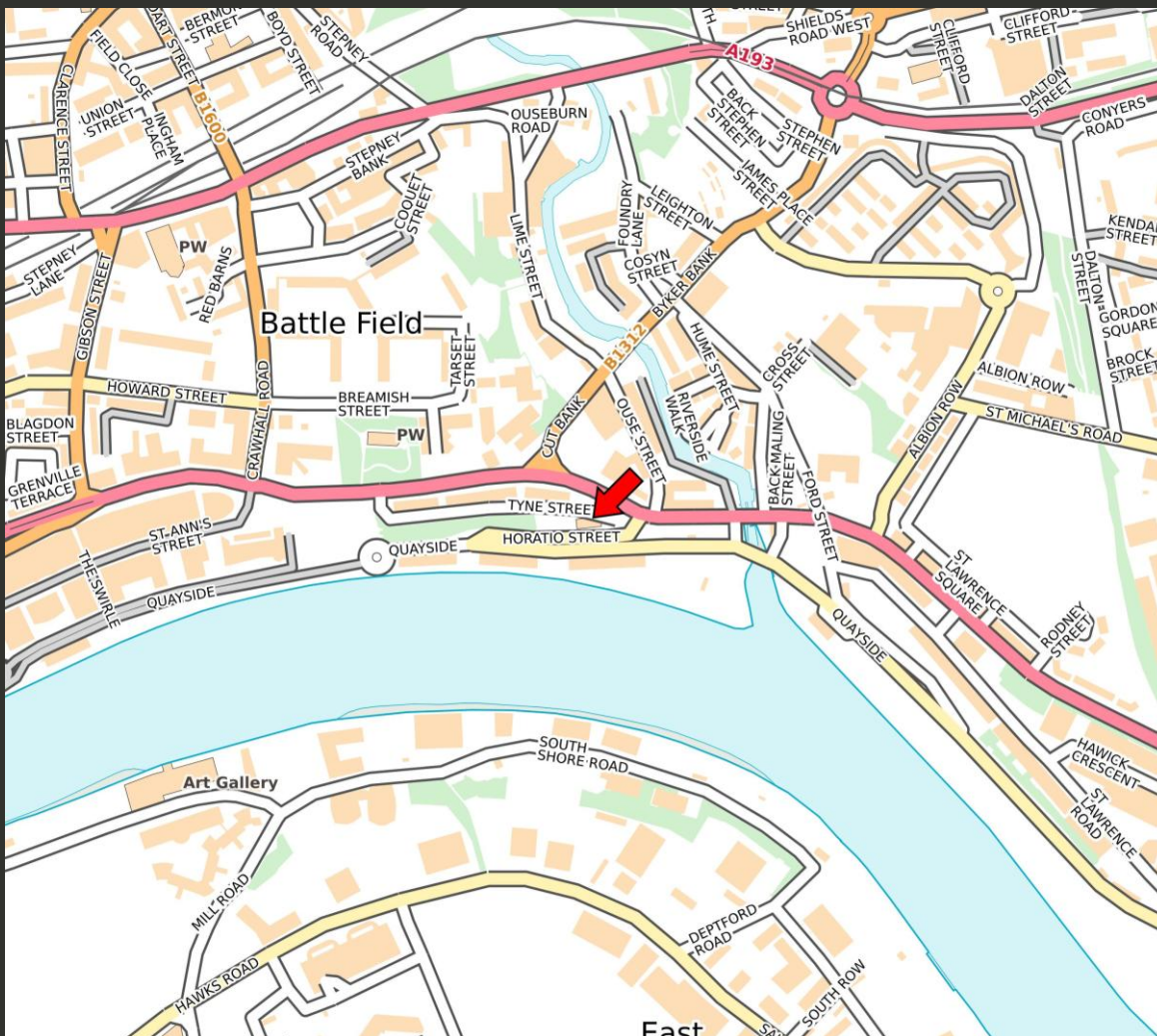
VAT

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).





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