



TO LET

SECOND FLOOR OFFICE ACCOMMODATION



**6 SAVILLE PLACE
NEWCASTLE UPON TYNE
NE1 8DQ**

138.12 M² (1,487 SQ FT)

LOCATION

The property is situated in the heart of the City Centre on Saville Place which is within a 2 minute walk of Northumberland Street and the principal retail core. The City Campus of Northumbria University is immediately to the east of Saville Place.

Saville Place also benefits from excellent transport links with the A167(M) Central Motorway being immediately to the east and Haymarket Metro and Bus Interchange within a 5 minute walk.

DESCRIPTION

The accommodation is located on the second floor of a four storey building and is accessed via a staircase and entrance foyer which has been fully refurbished.

The accommodation benefits from the following:

- Carpeted floors
- Fluorescent strip lighting
- Perimeter electrical and IT points
- WC facilities
- Plaster and painted walls and ceilings

ACCOMMODATION

We have calculated the approximate net internal floor areas as follows:

	M ²	Sq Ft
Second Floor	138.12	1,487

LEASE

The property is offered by way of an effectively full repairing and insuring lease for a term of years to be agreed.

RENT

£13,400 per annum exclusive.

SERVICE CHARGE

A service charge is recoverable from the tenant for the maintenance and repair of the structure of the building and its common areas.

RATEABLE VALUE

Following an enquiry on the Valuation Office Agency website, we understand that the property is entered into the 2010 Rating List with a Rateable Value of £11,250.

All interested parties should make their own enquiries as to the precise rates payable with the group valuation office on 0191 220 7000.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and execution of the legal documentation.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

VIEWING

Strictly by appointment through joint agents:-

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Prepared August 2011



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Charles Avison and Museum

Disclaimer:

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