



TO LET

REFURBISHED OFFICE SUITES

**SAVILLE CHAMBERS
NORTH STREET
NEWCASTLE UPON TYNE
NE1 8DF**



- **Prominently situated within 100m of Northumberland Street.**
- **Refurbished office suites between 63.35 M² (682 sq ft) and 93.09 M² (1,002 sq ft)**
- **Adjacent car parking available by separate negotiation.**

LOCATION

Situated on the corner of Saville Row and North Street in the heart of the prime shopping core of Newcastle City Centre. Saville Row is a pedestrianised street which links with Northumberland Street approximately 100 meters to the west of the subject property.

Northumberland Street along with Eldon Square form the principal shopping area of the City Centre, running from Haymarket at the north to Blckett Street at the south. Marks & Spencer and Fenwick department stores are both close to the junction with Saville Row.

Saville Row is made up of a mix of retailers including Nevis Sport, Cruise, Handelsbanken and Browell Smith Solicitors. Within the subject building there is a mix of professional office occupiers.

DESCRIPTION

Forming part of a three storey building the suites provide refurbished office accommodation on the first and second floors. Access is from a communal entrance and stairwell off North Street.

The suites are finished with plastered walls, suspended ceilings and solid carpeted floors. Heating is provided by electric night storage heaters.

Suite 2 on the first floor is divided in to three rooms with private w.c facilities. Suite 5, on the second floor, again has three principal areas together with its own kitchen and w.c.

ACCOMMODATION

Description	M ²	Sq Ft
Suite 2	63.35	682
Suite 5	93.09	1,002

Suite 4 which extends to 53 M² (571 sq ft) on the second floor, may be available to occupiers looking for additional space to suite 5.

TERMS

The suites are available by way of new full repairing and insuring leases at the following rents:-

- Suite 2 £8,000 per annum exclusive.
- Suite 5 £10,000 per annum exclusive.

Car parking is available by separate negotiation.

PLANNING

We understand that the suites have consent for office use within Class B1 of the Town & Country Planning (Use Classes) Order 2005.

RATING ASSESSMENT

The rating assessments appearing in the 2010 Rating List are:

Suite 2	RV £8,300
Suite 5	RV £6,900

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT.

VIEWING

Strictly by arrangements with the sole agent:-

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