



## Modern Office Accommodation

736 - 2,620 Sq Ft (68.37 - 243.4 Sq M)

- City centre location
- Contemporary style office
- New leases available
- Nearby multi storey car park

For further information please contact:

John Cranshaw  
E: [john.cranshaw@naylorsgavinblack.co.uk](mailto:john.cranshaw@naylorsgavinblack.co.uk)  
DD: 07912225407

Chris Pearson  
E: [Chrisp@naylorsgavinblack.co.uk](mailto:Chrisp@naylorsgavinblack.co.uk)  
DD: 0191 466 1349

Second Floor  
One Strawberry Lane  
Newcastle upon Tyne  
NE1 4BX  
Tel: +44 (0)191 232 7030  
[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

## TO LET

New England House, 10 Ridley Place, Newcastle  
Upon Tyne, Tyne And Wear, NE1 8JW

### Location

The property is located on Ridley Place just off Northumberland Street, Newcastle's prime shopping location. Both Northumbria and Newcastle University are within a 5 minute walk of the building, as well as Haymarket and Monument metro stations being a short distance away.

### Description

The building is made up of upper floor office suites situated within New England House, which is a modern multi let office building.

The main entrance from Ridley Place fronting New England House provides a main lobby together with two 8-person lifts. The property also has the benefit of a secondary entrance located on Northumberland road.

Office features:

- Second floor fully fitted office suite available
- Ranging sizes available on the third floor
- 24-hour access
- Kitchen facilities on each floor

### Accommodation

The property comprises the following sizes:

	Sq Ft	Sq M
Second floor suite	2,620	243.4
Third floor suites	736	68.37
<b>Total</b>	<b>2,620</b>	<b>243.4</b>

**Third floor suites available from 45 sq ft.**

### Rent

£10.00 Per Sq Ft exclusive of rates, service charge and VAT.

### Service Charge

A service charge is currently in place to cover the maintenance/repair of the structure of the building and common parts. The current budget is £7.70psf.

### EPC

Upon Application

### Rateable Value

Upon Application

### Legal Costs

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

### VAT

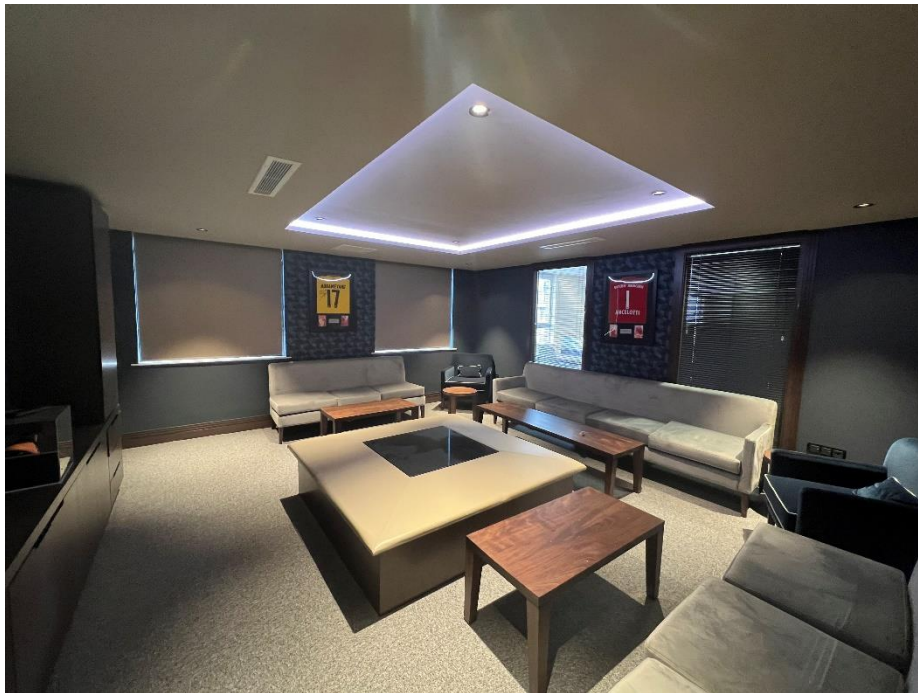
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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