

**OFFICE SUITES
TO LET**

GAVINBLACK
— & PARTNERS —



PRELIMINARY DETAILS

**FIRST FLOOR, THE STAMP EXCHANGE, WESTGATE ROAD,
NEWCASTLE UPON TYNE, NE1 1SA**

1,124 SQ FT (104.4 SQ M) – 4,367 SQ FT (405.7 SQ M)

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THE STAMP EXCHANGE, NEWCASTLE UPON TYNE, NE1 1SA

LOCATION

The property is located on Westgate Road and is a two minute walk from Newcastle main line rail station. The Stamp Exchange has ease of access to the shops, bars and restaurants within the city centre and Quayside areas.

DESCRIPTION

The Stamp Exchange is a well known property that has been redeveloped behind a listed façade to create attractive office space and residential accommodation.

The available office suites are located on the first floor and have the following specification:

- Comfort cooling
- Suspended ceilings
- Raised access floors
- Manned reception
- Male, female and disabled WC's

ACCOMMODATION

The offices have the following approximate areas:

	Sq M	Sq Ft
Suite 1	301.3	3,243
Suite 3	104.4	1,124
Total	405.7	4,367

TERM

A new lease is available for a term of years to be agreed with the tenant being responsible for all repairs, estate charge and building insurance.

RENT

£15.00 per square foot per annum exclusive of VAT, rates and service charge.

SERVICE CHARGE

A service charge will be payable to cover the costs of the landlord's upkeep of the common areas and external structure of the building.

RATING ASSESSMENT

According to the Valuation Office Agency website the premises have the following rateable values:

	RV	Rates Payable
Suite 1	£42,000	£20,874
Suite 3	£14,500	£7,207

EPC

We are awaiting the EPC rating for the premises.

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.

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

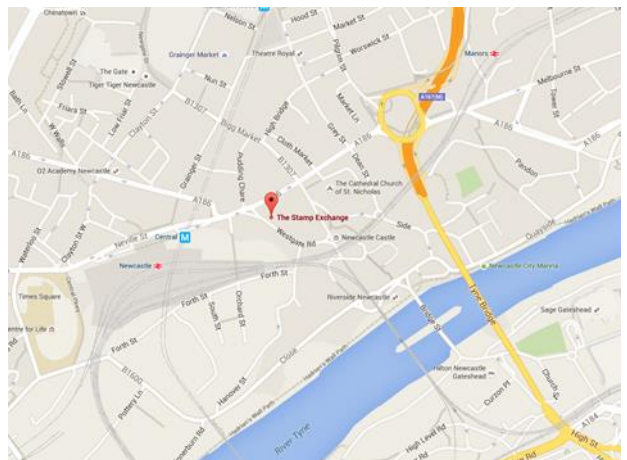
Strictly by appointment with sole agents Gavin Black & Partners:

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Disclaimer: These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in these particulars.