

Property Particulars

OFFICE PREMISES TO LET

Ouseburn Gateway
163 City Road
Newcastle upon Tyne
NE1 2BA

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Ground and 2nd floor offices to let
- Suites available from 54m² (595ft²)
- Private parking may be available
- Close to city centre
- EPC Rating C70
- Rental price from £12 per sq ft.

SITUATION

The property is prominently located on City Road overlooking the vibrant Ouseburn Valley, an area that has undergone significant regeneration and development notably the Toffee Factory office development and Seven Stories complex. The Ouseburn has a fantastic heritage, character and atmosphere and benefits from excellent transport links, without the congestion of the city centre.

DESCRIPTION

The property is a three storey brick constructed building with a high quality glazed entrance floor with remote door entry system. The building benefits from warm and cool air handling system and a 4 person lift to each floor.

ACCOMMODATION

The office space comprises of the following:-

Ground Floor, Suite B	54m ²	595 ft ²
Second Floor, Suite B	62m ²	666 ft ²
Second Floor, Suite B (Available January 2017)	96m ²	1,033 ft ²

Covered secured car parking may also be available.

TERMS

The suites are available to let at a term of years to be negotiated at a rental of £12.00 (Twelve Pounds) per square foot.

RATING ASSESSMENT

Description	Description	RV
Ground Floor Suite B	Office and premises	£3,950
Second Floor Suite B	Office and Premises	£4,250
Second Floor Suite A	Office and Premises	£7,000

We are advised that the rateable value of the premises as at 1 April 2010 are £3,950 for ground floor Suite B, £4,250 for second floor Suite B and £7,000 for second floor Suite A. The estimated rates payable are based on the standard Small Business Rate of 48.4p in the pound. However, interested parties should confirm the current position with the Local Authority.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

VIEWING

For general enquiries and viewing arrangements please contact sole agents Bradley Hall Chartered Surveyors.

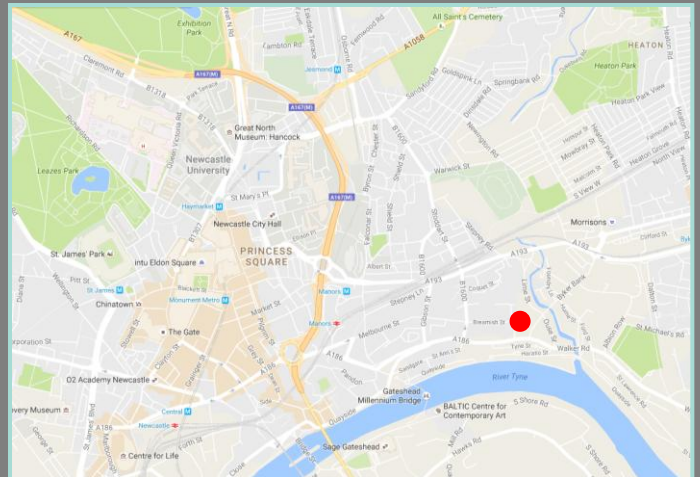
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AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.lettingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

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