

FOR
SALE

FIRST FLOOR | BALTIC CHAMBERS | 3-7 BROAD CHARE | NEWCASTLE UPON TYNE | NE1 3DQ

3,484 SQ FT OFFICES IN A SUPERB QUAYSIDE LOCATION



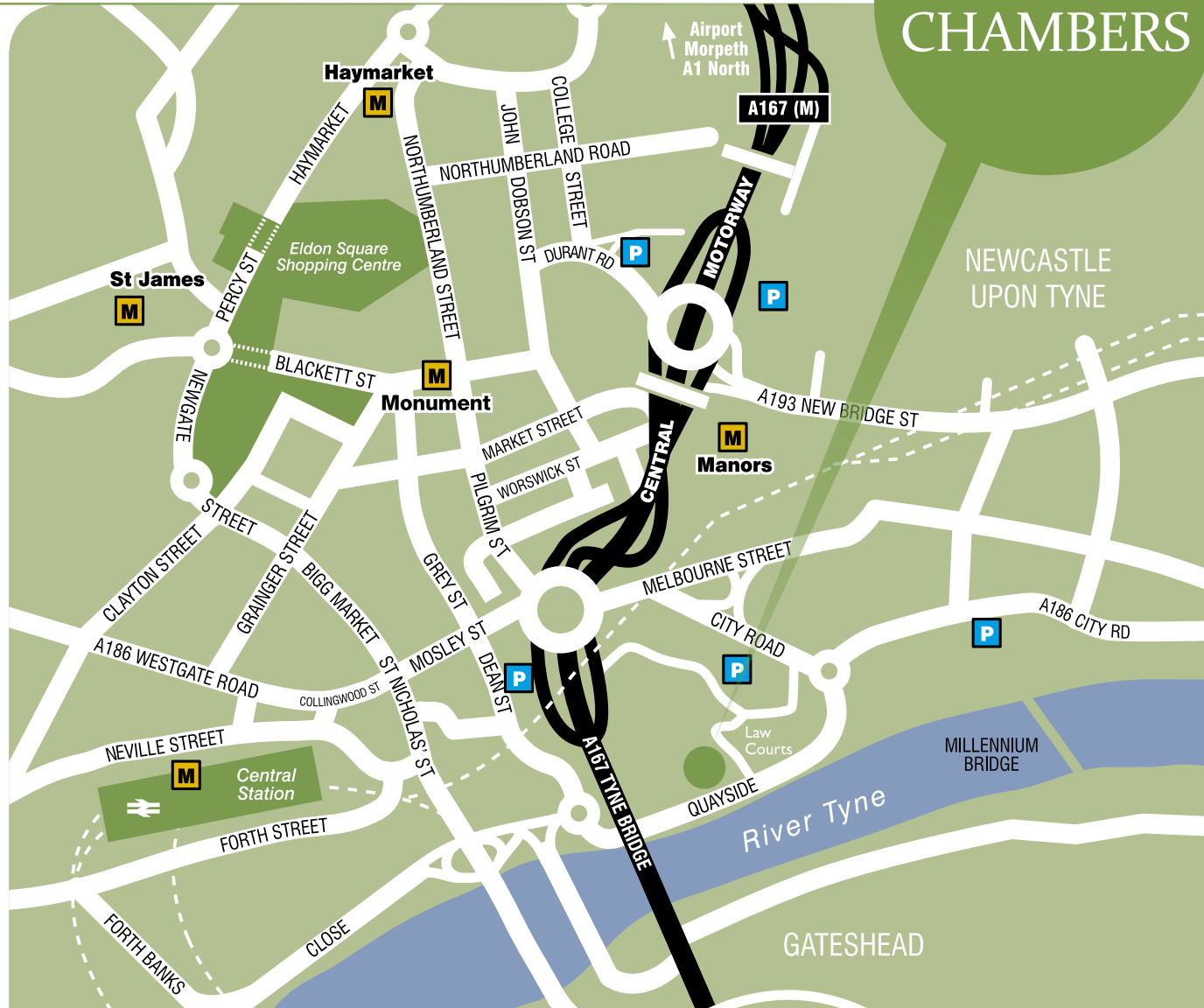
LOCATION

Baltic Chambers is situated at the heart of Newcastle Quayside on Broad Chare overlooking the newly created Live Gardens. Fronting onto the Law Courts, the area benefits from nearby leisure and retail amenities together with excellent transport links. The Quay Link bus stop lies within close proximity to the property offering excellent public transport connectivity.



LOCATION

BALTIC CHAMBERS

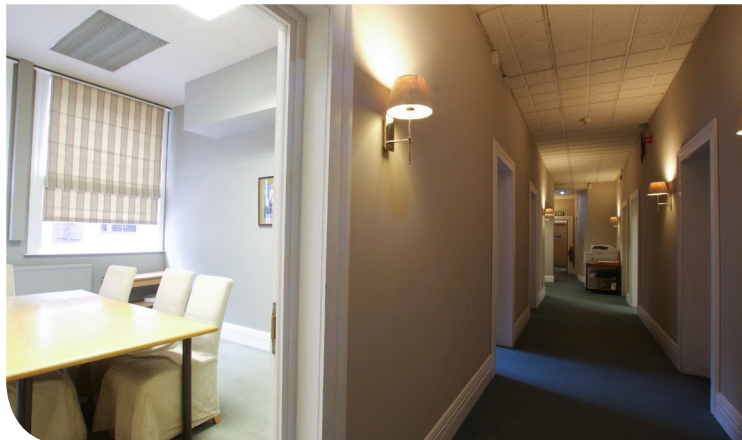


DESCRIPTION

The subject property occupies a 1st floor position within a four storey mixed use building. Previously occupied by the New Park Court Chambers, the demise offers light and airy cellular office accommodation on one large floor plate.

The subject benefits from the following specification:-

- **Sub divided office suites together with an impressive Library/Boardroom**
- **Air Conditioning**
- **Recently refurbished W.C. facilities**
- **On-site shower facilities**
- **One 8 person 630kg passenger lift**
- **Well-presented lobby area**





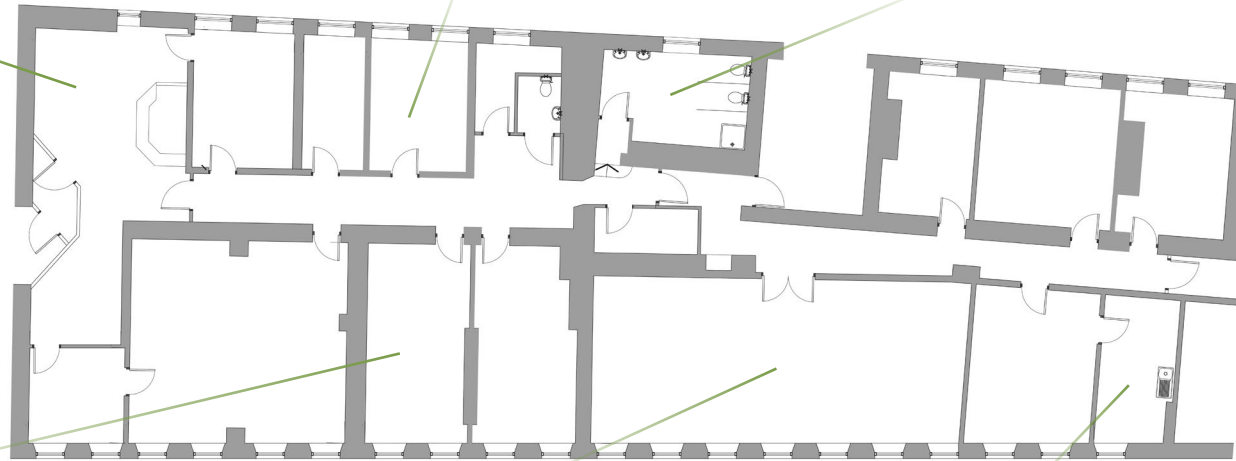
Reception



Meeting Room

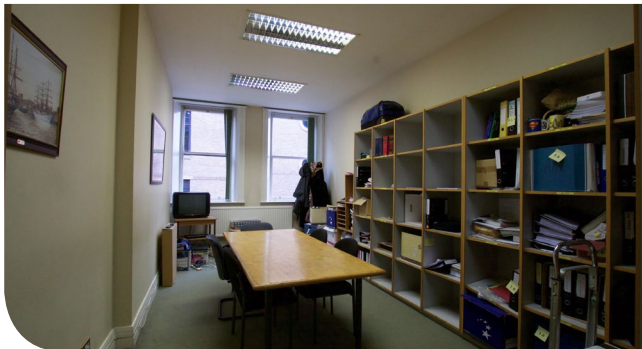


Gents WC and Shower Room



The demise benefits from the following Net Internal Area:-
323.66 sq. m. (3,483.94 sq. ft.)

Typical Office



Library/Boardroom



Kitchen



VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

TERMS

We are instructed on behalf of New Park Court Chambers to seek offers over **£495,000** for the long leasehold interest. The term is 125 years from 1989 leaving 98 years unexpired.

SERVICE CHARGE

We have been advised the current service charge payable equates to circa £1.72 per sq ft per annum. Confirmation of such a figure will be provided in due course.

EPC

The Energy Performance Certificate has been commissioned and will be provided upon request.

LEGAL COSTS

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



CONTACT DETAILS

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