

Property Particulars

CITY CENTRE OFFICES TO LET

2nd Floor Offices

6 Saville Place

Newcastle upon Tyne

NE1 8DQ

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Second Floor Office Accommodation
- City Centre Location
- Refurbished Entrance Foyer
- Awaiting EPC Rating
- Total Size 138.12 m² (1,487 ft²)
- Rental Price on Application

SITUATION

The property is situated within Newcastle City Centre on Saville Place just a short distance from the City's retail core including the renowned Northumberland Street and Eldon Square. The accommodation lies immediately adjacent to the Northumbria University City Campus whilst the A167 (M) provides easy access northbound and southbound with Haymarket Bus and Metro also only a short distance away.

ACCOMMODATION

The accommodation provides a fully refurbished entrance foyer and 4 offices suites which benefit from the following;

- Carpeted Floor
- Fluorescent Strip Lighting
- Perimeter Electrical and IT Points
- WC Facilities

Suite 1 - 25.30m² (273ft²)

Suite 2 - 27.20m² (293ft²)

Suite 3 - 30.20m² (325ft²)

Suite 4 - 58.00m² (625 ft²)

The offices are available individually, or in whole if so requested.

TERMS

The offices are available with the asking rents on application and on FRI (Full Repairing and Insuring) terms by way of a service charge ,details are available on request.

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Suite 1	£2,075	£1,004.30
Suite 2	£2,225	£1,076.90
Suite 3	£2,475	£1,197.90
Suite 4	£4,750	£2,299.00

2017 Ratings TBC

We are advised that the rateable value of the premises as at 1 April 2010 are as above and we have estimated the accrual rates payable for the current year. This is 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.

As a new occupier rights of appeal may exist against this assessment.

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 Kristian Sorensen at Bradley Hall Chartered Surveyors.

Tel: 0191 232 8080

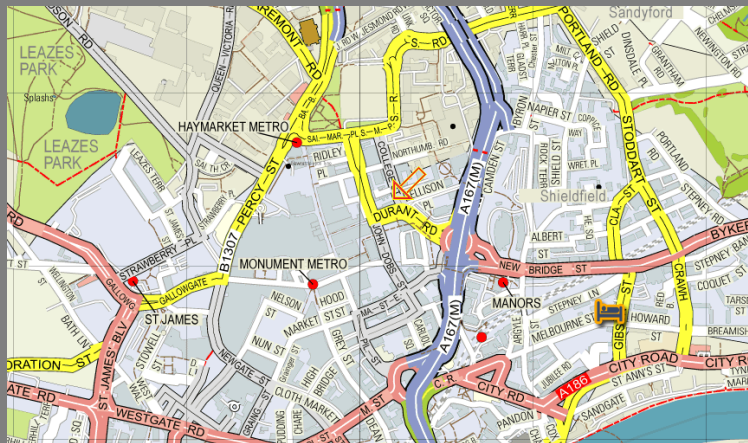
Email: Kristian.sorensen@bradleyhall.co.uk

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.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Bradley Hall is the trading name of Bradley Hall Limited, Registered in England No. 07236458

1 Hood Street, Newcastle upon Tyne, NE1 6JQ

