

## TO LET

Blandford Square, Newcastle Upon Tyne,  
Tyne And Wear, NE1 4HZ



1,009 – 2,402 Sq Ft (93.74 – 223.15 Sq  
M)

- Prominent position adjacent to st james' boulevard
- Self-contained studio / office suites
- Partly fitted out with small kitchen and wc facilities
- Low cost terms
- New lease available

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### Location

The property is in a prominent position adjacent to St James' Boulevard, one of the main arterial routes into Newcastle City Centre from the A1. The surrounding area is characterised by a mixture of office, retail, and leisure occupiers.

### Description

The property offers three self-contained office / studio suites in an attractive building behind a brick-built façade overlooking Blandford Square. The offices are predominantly open plan each with their own small kitchen and WC facilities. The office suites are partly fitted with perimeter trunking and vinyl flooring on the second floor.

There are a range of car parking options within close proximity.

### Accommodation

The property has the following floor areas:

	Sq Ft	Sq M
Second Floor	1,009	93.74
First Floor	1,393	129.41
<b>Total</b>	<b>2,402</b>	<b>223.15</b>

### Terms

New leases are available for a term by arrangement.

### Rent

£10 per sq. ft.

### Service Charge

There is a service charge of £3.25psf. to cover costs of the maintenance and repair of the structure of the building and common parts.

### EPC

The EPC rating is D 76 - D 93.

### Rateable Value

Available upon request

### Legal Costs

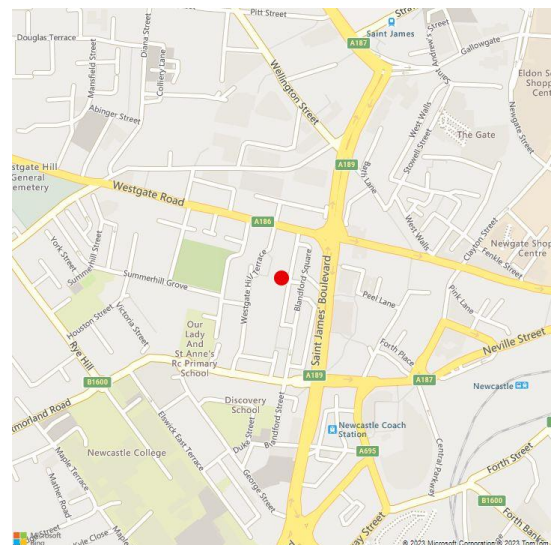
Each party to be responsible for their own legal costs incurred in this transaction.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors 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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