



5 ST PETER'S WHARF, UPPER LEVEL, ST PETER'S BASIN, NEWCASTLE UPON TYNE, NE6 1TZ

- **Modern Office Space**
- **Rent £9,500 per annum**
- **Three Parking Spaces Included**
- **Views of the St Peters Marina**
- **Immediate Occupation**

To Let

LOCATION

The property is situated within a central location of the attractive inner-city marina development at St Peters Wharf. The development encompasses a mixed-use scheme with commercial property predominantly situated to the ground and first floor. The property benefits from notable and panoramic views of the marina which leads to the River Tyne.

The property is located under two miles from Newcastle City Centre and less than one mile from Byker Metro Station. The Quaylink Bus Service and Go North East offer frequent transport to the City Centre and other local areas. Major road links include the A167 and the A1058 linking the A1 and the A19. Newcastle International Airport is approximately 10 miles from the property.

Tel: 0191 2610300

www.youngsrps.com

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Other offices in the development tend to be occupied by local independent companies. There is also a public house known as The Merchant's Tavern, located within the development

DESCRIPTION

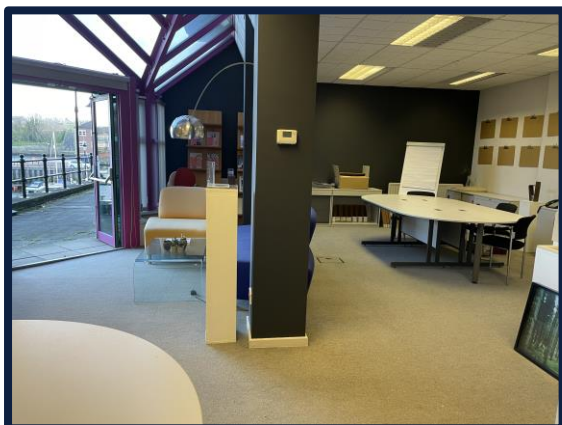
The property comprises a contemporary first floor terrace level, office within a five-storey development built in the late 1980s and the early 1990s. It is of brick construction and has pitched slate roofing. Internally the property benefits from plastered walls, carpeted flooring, gas central heating and suspended ceiling with integral lighting. There is also an attractive glass roof to the front of the property offering increased natural light.

The office comprises a single open-plan office space as well as a storage cupboard, W.C and small kitchen. There are three designated parking spaces situated at the rear of the property between the hours of 8am and 6pm Monday - Friday. Further on-street parking can be found within close proximity of the marina.

ACCOMMODATION

We have measured the suite as providing the following net internal floor area:

Office 77.01 sq m (829 sq ft)



Office interior photo

USE

The property is suitable for office use. It may also be suitable for other uses, subject to planning consent being obtained.

TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed. Tenants will also be responsible for the payment of the estate service charge.

RENT

£9,500 per annum exclusive of business rates and payable quarterly in advance.

RATEABLE VALUE

We understand the office is entered into the 2023 Rating List with a Rateable Value as follows:

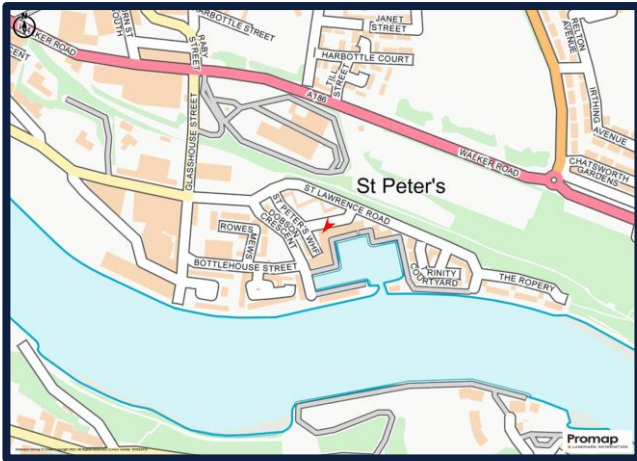
Description: Offices and Premises

Rateable Value: £5,600

Interested party should make enquiries direct with the Local Authority to establish actual rates payable. It is envisaged that most occupiers will benefit from small business rates relief.



View of St Peter's Wharf



Street map

VIEWING

Strictly by appointment by sole agents YoungsRPS.

Contact Paul Fairlamb or Cameron English at the Newcastle office on 0191 2610300.

LEGAL COSTS

Each party to bear their own legal costs.

LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barras Bridge, Newcastle Upon Tyne (Tel: 0191 232 8520).

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E-104.

A copy of the EPC and recommendation report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk

Particulars amended November 2023



Location plan

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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