



PARKER KNIGHTS

REAL ESTATE

STUDIO E, FENHAM HALL STUDIOS, NEWCASTLE, NE4 9YL



ABOUT

DESCRIPTION

Studio E on the first floor is currently available with two independent accesses. There are two unisex WCs on this floor, one used by Studio G the other for the exclusive use of Studio E.

Specificaiton includes:

- New carpeting
- Redecorated
- Kitchen facilities
- New LED lighting
- Commanding views of Fenham Hall
- Light and airy space

DETAILS

ACCOMMODATION

The studios occupy a modern building providing good quality office accommodation with each Studio having its own facilities. The detached building lies in an attractive setting with a good provision of on-site dedicated car parking and unrestricted 24 hour access.

Unit	SQ FT
Studio E	1,031

EPC

Rating: C

ASKING RENT

£15.00 per sq ft

SERVICE CHARGE

Estimated at £5.00 psf which includes utilities used within the demise.

BUSINESS RATES

Further enquiries should be made to the local council as small business rates relief may apply.

TERMS

CAR PARKING

3 spaces demised & visitor parking

TENURE

New lease available

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction

VAT

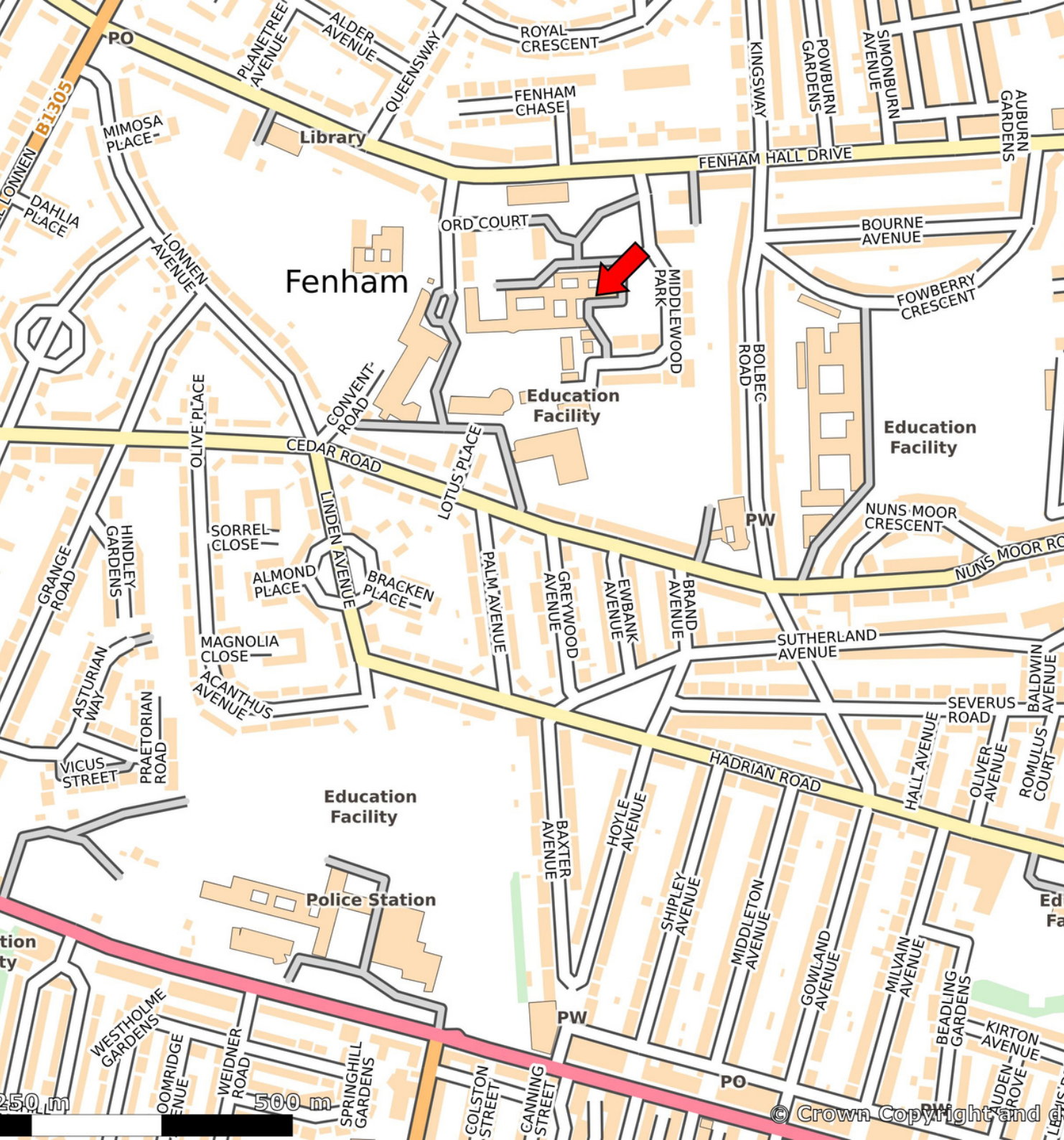
The rent is exclusive of VAT where chargeable



Studio E



FIRST FLOOR PLAN



LOCATION

Fenham Hall Studios are situated in the mature grounds of Fenham Hall, built in 1745, which offers a secure and quiet environment, yet easily accessible from Newcastle upon Tyne city centre 2 miles to the east.

Fenham Hall Drive is an important radial route into the City with a regular bus service operating. The site lies only 1 ½ miles east of the A1 trunk road with Newcastle International Airport only 5 miles to the north-west.

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CONTACT

AGENT DETAILS

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