

TO LET



Sanderson
Weatherall



CITY CENTRE OFFICES

New England House, Ridley Place, Newcastle upon Tyne NE1 8JW



Key Points

- **Refurbished Offices**
- **Rent: £10 per sq ft**
- **Full Repairing and Insuring Lease via a Service Charge**
- **Subject to Contract**

Location

The property is located on Ridley Place in the heart of Newcastle's prime retail parade just off Northumberland Street and remains one of the City's well known office addresses. Ridley Place is in close proximity to the main commercial and leisure hub of the city centre. The Haymarket Metro Station is a short distance away whilst Intu Eldon Square Shopping Centre and Monument Metro Station are also within easy reach as is Newcastle Central Station.

Description

The accommodation comprises upper floor office suites situated within New England House, which is a modern multi let office building. The property is of modern construction with a brick clad façade. The main entrance from Ridley Place fronting New England House provides a main lobby together with two 8 person passenger lifts. The offices have an up-to-date specification with suspended ceilings, perimeter trunking, carpeting, LED lighting and kitchen facilities. The common parts are modernised and WC facilities are situated on all floors.

Lease Terms

The accommodation is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed at a rent of £10 per sq ft exclusive of VAT.





Accommodation and Rent

We are advised that the office accommodation comprises the following approximate Net Internal Areas:-

Description	sq m	sq ft
First Floor South 1.1	88.26	950
First Floor South 1.2	157.93	1,700
Second Floor South	243.41	2,620
Third Floor North	207.92	2,238
Total	697.52	7,508

Services

We understand that all mains services are connected to the property, however, would advise that any interested party make their own investigations regarding this matter.

Rateable Value

Available on application.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Energy Performance Certificate

The building has an Energy Performance Rating of Band C (59). A full copy of the EPC is available if required.

VAT

All rents are exclusive of VAT where chargeable.

Further Information

Strictly by prior appointment with the agents:

James Fletcher
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October 2023
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