

# TO LET



Sanderson  
Weatherall



## OFFICE ACCOMMODATION

Blackfriars Court, Dispensary Lane, Newcastle upon Tyne NE1 4XB



## Location

The premises are located in Newcastle City Centre within the historic Blackfriars area. This central location is adjacent to The Gate complex and Chinatown and within walking distance of St James' Metro Station and Newcastle Central Railway Station providing access to the east coast, Newcastle International Airport and Sunderland City Centre.

## Description

The property comprises first and second floor office accommodation. The accommodation in the whole is open plan with a number of smaller offices off the main floorplate. The property is carpeted and decorated throughout with recessed lighting, suspended ceilings, small kitchen and perimeter radiators powered by a gas fired boiler.

Externally on site parking is provided.

## Accommodation

We understand that the accommodation provides the following approximate Net Internal Floor areas:

Description	sq m	sq ft	Asking Rent (pa)
First Floor Unit 1	92	998	£14,970
Second Floor Units 1 & 2	185.43	1,996	£29,940

## Terms

The office suites are available by way of a new lease on Effective Full Repairing and Insuring terms via a service charge at a rent of £15 per sq. ft, subject to contract.

## VAT

All rents are exclusive of VAT where chargeable.



## **Business Rates**

With effect from 1 April 2023 we understand the properties are assessed for rating purposes as follows:

First Floor RV: £18,250

Second Floor RV: £14,500

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Newcastle City Council).

## **Energy Performance Certificate**

The property benefits from the following Energy Performance Asset Ratings:

First Floor Unit 1: Band C (73)

Second Floor Units 1 & 2: Band B (45)

Full copies of the EPC's are available upon request.

## **Services**

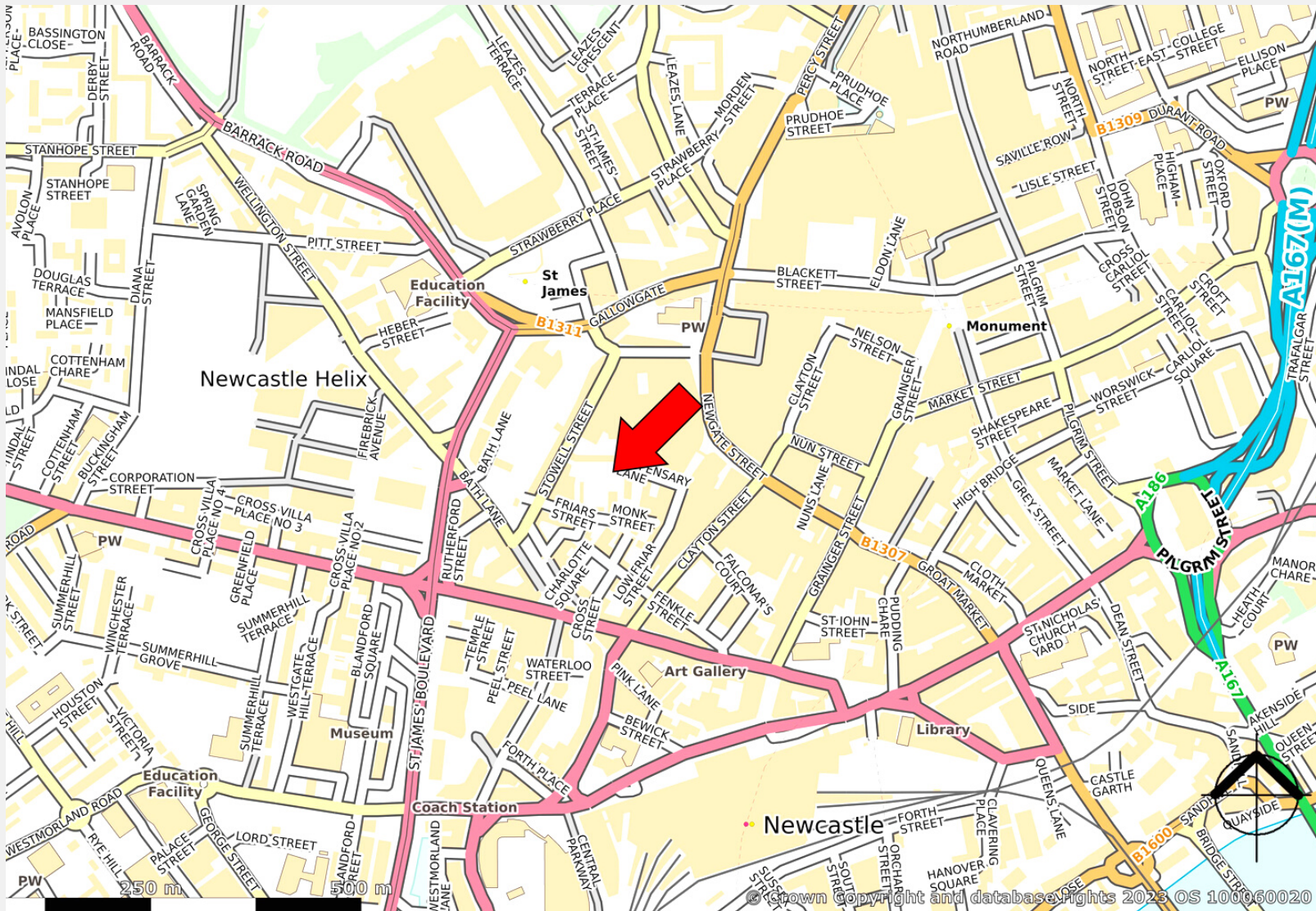
We understand that the property has all mains services connected to the premises, however, interested parties should carry out their own investigations with regard to this matter.

## **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.

## **Legal Costs**

Each party to bear their own legal costs incurred in the letting of the property with any VAT thereon.



### Further Information

Strictly by prior appointment with the agents:

James Fletcher  
07894 411 871  
james.fletcher@sw.co.uk

or

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07901 710 671  
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