



TO LET

3rd Floor
31/33 Mosley Street
Newcastle upon Tyne
NE1 1YF

Specification

- Refurbished 3rd floor office within a period/listed building
- Lift access from the ground floor
- Fully self-contained
- Additional file storage/archive space available within the building if required

Location

The property is located on Mosley Street within the historic Grainger Town area of Newcastle City Centre within close proximity of Newcastle Central Station, Grey Street and nearby city centre parking.

Description

The accommodation comprises of a combination of open plan and individual offices/meeting rooms separated by glazed partitions. The accommodation has been upgraded with some of the interesting original/period features being retained.

Lighting within the accommodation is a combination of Cat II fluorescent strip units and spotlights. Perimeter trunking and IT cabling has been installed throughout and includes power sockets.

The property benefits from modern sliding sash secondary glazing on the front elevation and good natural light creating a pleasant working environment ready for immediate occupation, no fit out works required.

The premises are fully self-contained with a designated kitchen, ladies, gents and DDA Compliant WC facilities.

Accommodation

3rd Floor 3,035 sq ft (282 sq m)

Tenure

The property is available via a new full repairing and insuring lease for a term of years to be agreed subject to regular rent reviews at a commencing rent of £32,000 per annum, which equates to £10.50 per sq ft.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction.

Rating Assessment

The assessment is currently being reassessed, estimated to be approximately £19,000.

The Uniform Business rate for the year 2010/11 is 41.4 pence in the pound.

VAT

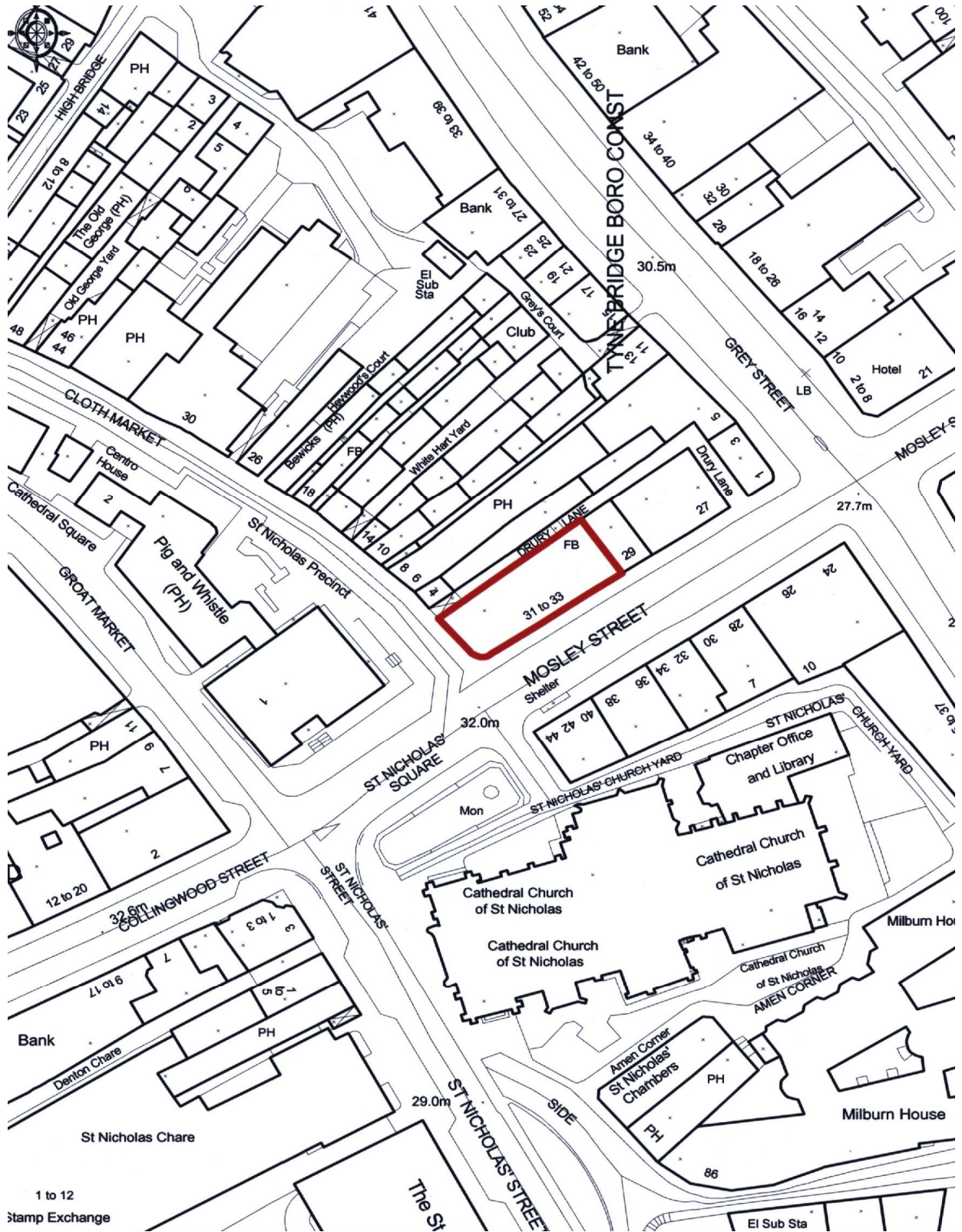
All figures quoted are exclusive of VAT where chargeable.

Viewing

By appointment through sole agents, Johnson Tucker LLP.

Subject to Contract





Conditions under which these particulars are issued

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