

TO LET

GEORGE F. WHITE
RESIDENTIAL . COMMERCIAL . RURAL . DEVELOPMENT

City Centre Offices
1st, 2nd and 3rd Floors

4 St James Street
Newcastle upon Tyne
Tyne & Wear
NE1 4NF



- Good quality city centre office space in prominent and popular location, very close to St James' Park
- Seeking Rental Offers of £15 per sq ft
- Available to let immediately
- Total Floor Area of approximately 138.89 sq m / 1,495 sq ft
- Flexible accommodation options



LOCATION

The property is located on St James Street in Newcastle city centre. The property is in close proximity to St James Park, Eldon Square and in amongst a mixture of student accommodation, offices and a mixture of local bars, restaurants and shops.

Public transport links are good with St James Metro Station within easy walking distance of the property.

DESCRIPTION

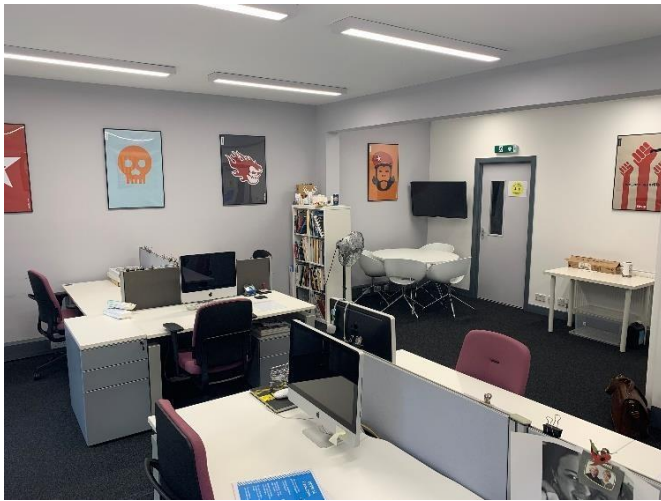
The property provides a three storey terraced building with two car parking spaces to the front. The ground floor is occupied by Guerilla Communications Marketing Company. There is a shared entrance providing access to the first, second and third floors which provide six office rooms which are available as one or in part. There are two WC facilities.

ACCOMODATION

1 st Floor	49.61 sq m	534 sq ft
2 nd Floor	51.28 sq m	552 sq ft
3 rd Floor/Attic Room	38.00 sq m	409 sq ft
Total	138.89 sq m	1,495 sq ft

TERMS

Terms will be dependent on lease length and flexibility.



LEGAL COSTS

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

EPC

An energy performance certificate has been commissioned and will be made available as soon as possible.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows: -

2023 Rateable Value - £24,750



VAT

All figures quoted are exclusive of VAT where chargeable.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VIEWING

By appointment only through George F White LLP.

Contact Kristian Sorensen on 07586 128 092 or

kristiansorensen@georgefwhite.co.uk

SUBJECT TO CONTRACT

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but George F White LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

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