



### CITY CENTRE OFFICES TO LET

## 1ST, 2ND & 3RD FLOORS, 4 ST JAMES STREET NEWCASTLE UPON TYNE, 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
- Flexible accommodation options

### Seeking Rental Offers of £15 per sq ft

Viewing strictly by appointment with the sole agent

### KEY POINTS

<b>Tenure</b>	To Let
<b>Size</b>	138.89 m <sup>2</sup> / 1,495 ft <sup>2</sup>
<b>Availability</b>	Immediate Occupation
<b>Rateable Value</b>	1st Floor £6,500 2nd Floor £4,900 3rd Floor £2,600
<b>EPC Rating</b>	Available upon request

### KEY CONTACT

**Kristian Sorensen**

☎ 07586 128 092

✉ [kristiansorensen@georgefwhite.co.uk](mailto:kristiansorensen@georgefwhite.co.uk)

**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.

**ACCOMMODATION**

The property includes the following gross internal areas:

Name	M <sup>2</sup>	Ft <sup>2</sup>
1st Floor	49.61	534
2nd Floor	51.28	552
3rd Floor	38.00	409
<b>Total</b>	<b>138.89</b>	<b>1,495</b>

**TERMS**

Terms will be dependent on lease length and flexibility.

**RATING ASSESSMENT**

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

Rateable Value	£
1st Floor	6,500
2nd Floor	4,900
3rd Floor	2,600

The Small Business Rate for the year 2024/2025 is 49.9 pence in the pound.

**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 tenant..

**LEGAL COSTS**

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

**ENERGY PERFORMANCE**

An Energy Performance Certificate has been commissioned and will be available shortly.

**VAT**

All figures are exclusive of VAT where chargeable.

