

LUGANO BUILDING

57 Melbourne Street, Newcastle upon Tyne NE1 2JQ

Grade A Office Accommodation - 6,000 ft² (557 m²)

LUGANO BUILDING



WATCH
LUGANO BUILDING
VIDEO





Contemporary 'loft style' offices

with stunning views
towards the Tyne Bridge and Quayside



Executive office suite



CENTRE FOR LIFE
 CENTRAL STATION
 COPTHORNE HOTEL
 HILTON NEWCASTLE GATESHEAD
 TYNE BRIDGE
 THE SAGE
 BY THE RIVER BREW CO
 THE HELIX
 CITY GATE
 WELLBAR CENTRAL
 ST JAMES' PARK
 ELDON SQUARE
 ELDON SQUARE
 BANK HOUSE
 GREY STREET
 PILGRIM STREET
 NORTHUMBERLAND STREET
 NORTHUMBRIA UNIVERSITY
 CENTRAL MOTORWAY
 A1 / A19 NORTH & SOUTH
 A1 / A19 NORTH & SOUTH
 TRINITY GARDENS
 LAW COURTS
 NEP&I
 MALMAISON HOTEL
 MILLENNium BRIDGE
 PITCHER & PIANO
 ST ANN'S CAR PARK
 MELBOURNE STREET
 QUAYSIDE
 BAL TIC QUAY
 BAL TIC CENTRE FOR CONTEMPORARY ART

LUGANO BUILDING

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LOCATION NE1 2JQ

The Lugano Building is well located on the south side of Melbourne Street in the corner with Tower Street close to the A186 which links directly to the Central Motorway (A167) providing vehicular access to the Tyne Bridge and the A1/A19 North and South.

The building has views over the Tyne Bridge, Baltic and Sage sitting directly over the Quayside area and also close to Newcastle City Centre.

SPECIFICATION

- + Comfort cooling
- + Raised floors
- + Partitioned offices
- + Male/Female & Disabled WC facilities
- + Fully fitted kitchenette
- + Private secure car park for 7 vehicles with a dedicated lift
- + Additional car parking up to 9 spaces available separately



DESCRIPTION



The Lugano Building is a former bonded warehouse which has been refurbished to provide contemporary 'loft style' offices fitted out to a Grade A standard.

The exposed industrial steel and brick has been carefully restored to compliment the modern interior with excellent natural light.

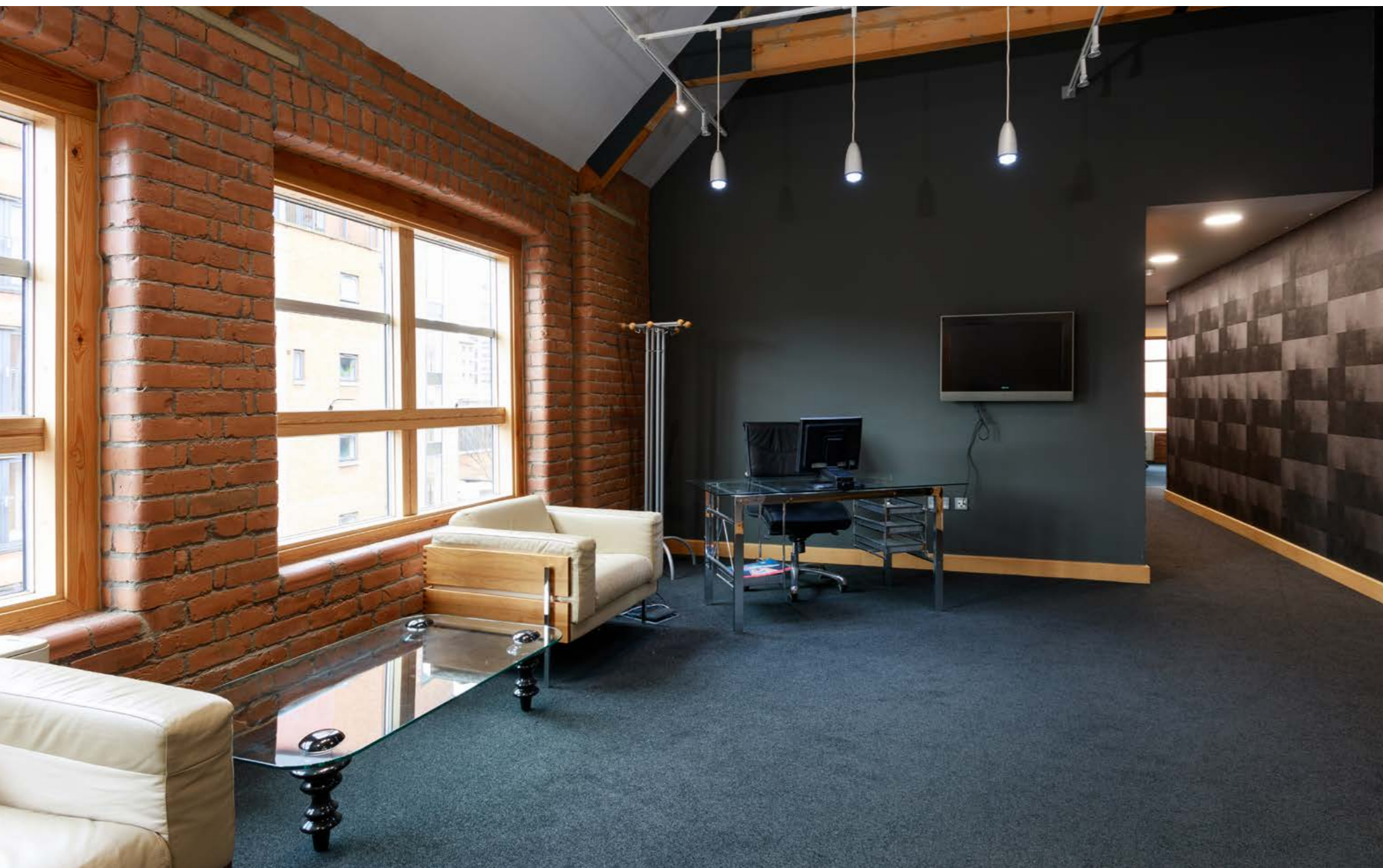
The available office suite is one of the best available in the market fully fitted with a private decked balcony overlooking the River and an internal staircase to an executive office suite on mezzanine level.





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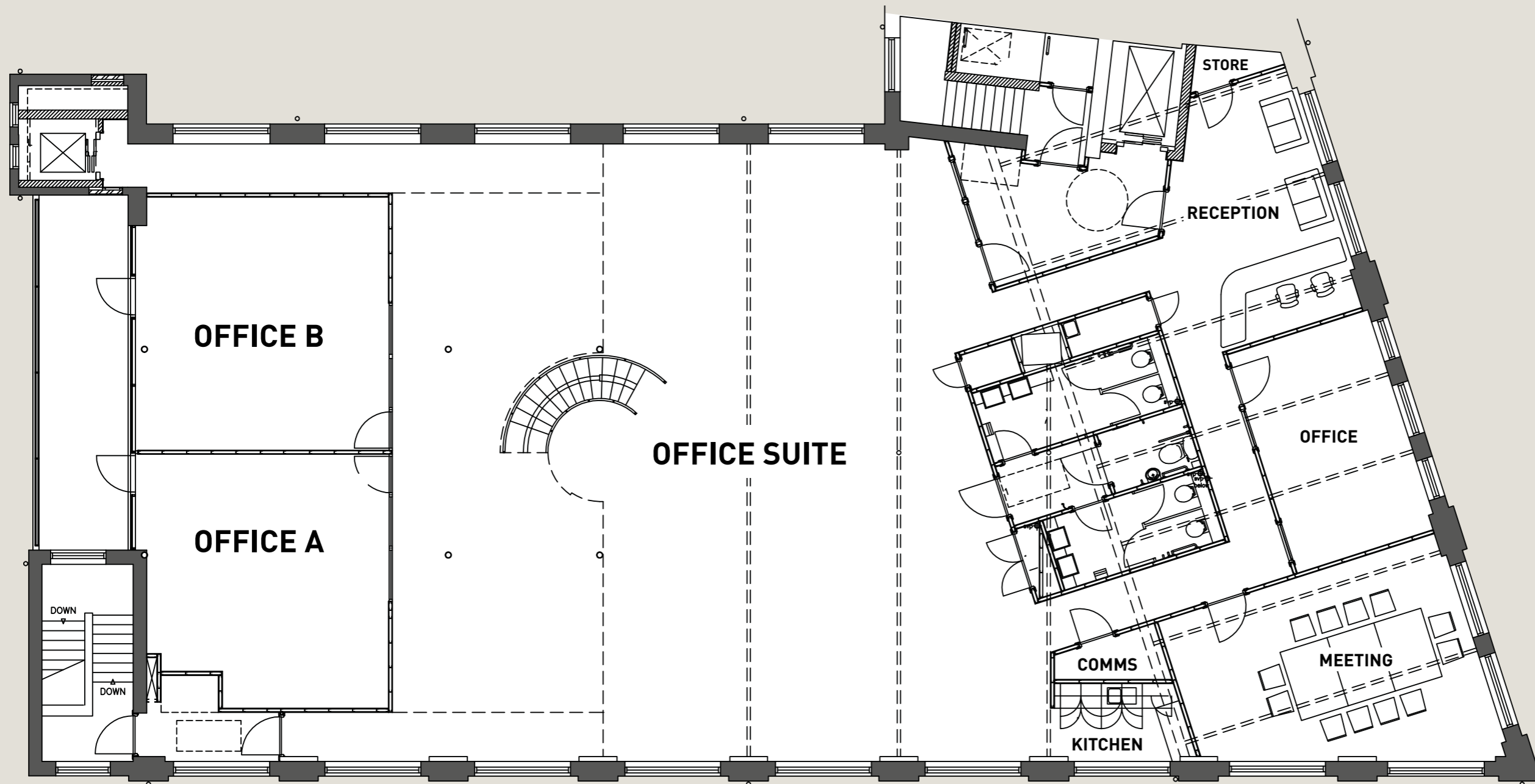




ACCOMMODATION

The property comprises the following net internal areas:

	SQ M	SQ FT
Third Floor and Mezzanine	557	6,000



LEAWOOD BROWN

LEASE

A new lease for a term by arrangement.

RENT

£135,000 per annum exclusive of VAT, rates and service charge equating to £22.50psf.

The rear car parking (7 spaces) is available at an additional rental of £1,500 per annum per space. The further 9 spaces are available separately on a licence at the same cost.

BUSINESS RATES

According to the VOA website the RV is £76,000 giving current rates payable of £6.49psf.

SERVICE CHARGE

The service charge budget for the building is £3psf with utility charges separately invoiced and metered.

EPC

The EPC rating is C 69.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

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.

CODE OF PRACTICE

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London, SW1P 3AD. Telephone: 0204 7686 8555.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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