

TO LET



Sanderson
Weatherall



HIGH QUALITY FULLY FURNISHED OFFICE SUITE

New England House, Ridley Place, Newcastle upon Tyne NE1 8JW



Key Points

- Fully Furnished to a Quality Standard
- Fully Furnished with 24 Desks
- Boardroom/Meeting Rooms
- Second Floor Suite: 2,817 sq ft (261.71 sq m)
- Third Floor Suite: 2,238 sq ft (207.92 sq m)
- Asking Rent: £15 per sq ft

Location

The property is located on Ridley Place in the heart of Newcastle's prime retail parade just off Northumberland Street and remains one of the City's well known office addresses. Ridley Place is in close proximity to the main commercial and leisure hub of the city centre. The Haymarket Metro Station is a short distance away whilst Intu Eldon Square Shopping Centre and Monument Metro Station are also within easy reach as is Newcastle Central Station.

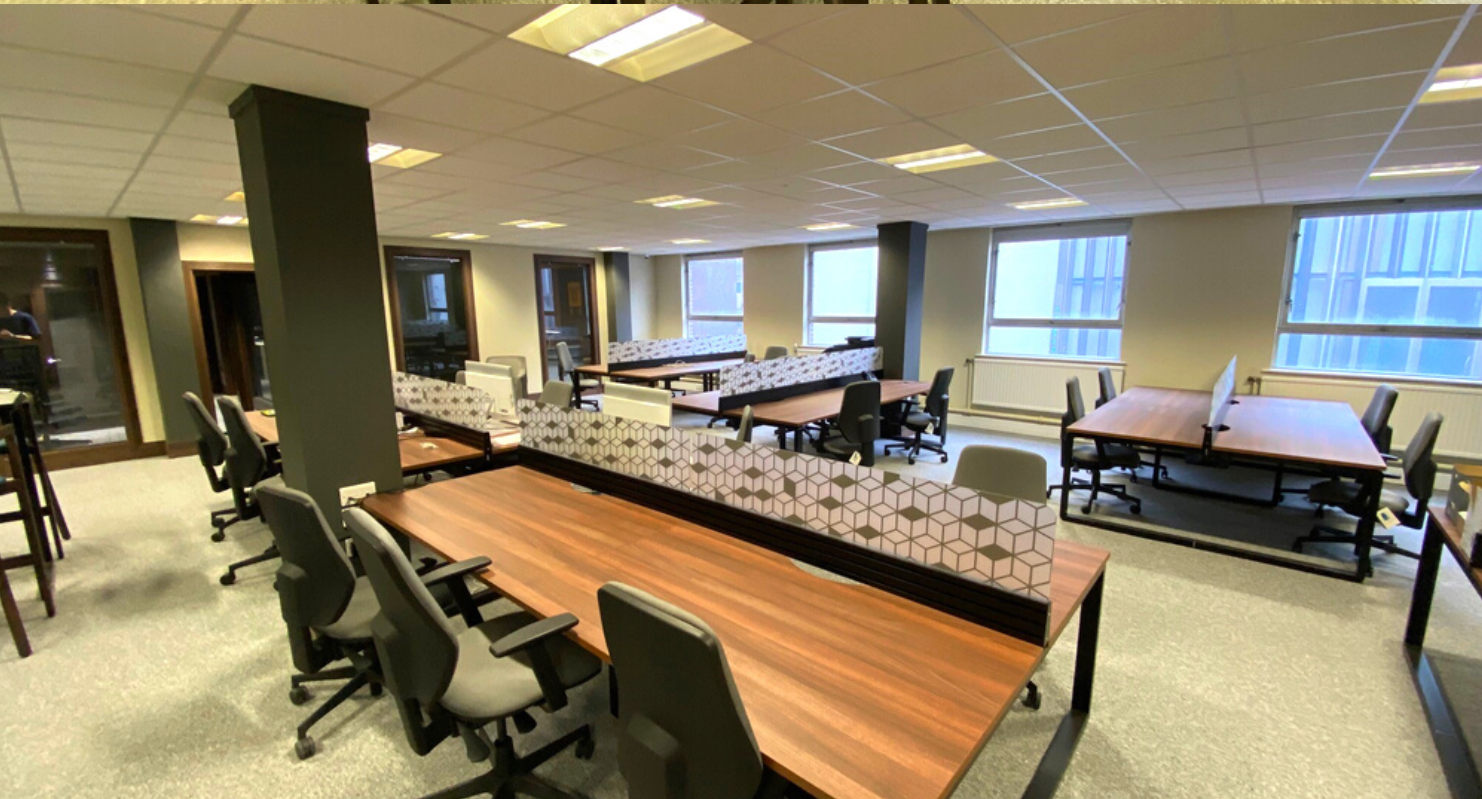
Description

New England House is a modern multi-let office building with a brick clad façade. The fully furnished suite is situated on the second floor of the building. The main office space benefits from 24 desks with open plan kitchen, new carpet floor coverings, air conditioning and suspended ceilings incorporating LED strip lighting which are remotely controlled via a tablet device. There is also the added benefit of a furnished boardroom, two meetings rooms and break out/lounge space.

There is an additional suite which is yet to be refurbished on the third floor which is available to rent for a low rental cost of £10.00 psf.

Lease Terms

The accommodation is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.





Accommodation and Rent

We are advised that the office accommodation comprises the following approximate Net Internal Areas:-

Description	sq m	sq ft	Rent (pa)
Second Floor South	261.71	2,817	£42,255
Third Floor North	207.92	2,238	£22,380

Services

We understand that all mains services are connected to the property, however, would advise that any interested party make their own investigations regarding this matter.

Rateable Value

Available on application.

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.

Energy Performance Certificate

The building has an Energy Performance Rating of Band C (59). A full copy of the EPC is available if required.

VAT

All rents are exclusive of VAT where chargeable.

Further Information

Strictly by prior appointment with the agents:

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or

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