



Sanderson
Weatherall

TO LET CITY CENTRE OFFICE



KELBURN HOUSE, MOSLEY STREET, NEWCASTLE UPON TYNE, NE1 1YE

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Location

Kelburn House is located on Mosley Street between Dean Street and Grey Street to the west and Pilgrim Street to the east within the prime office and business core. Newcastle Central Station is located within easy walking distance providing both national rail services and Tyne and Wear Metro system. The Central Motorway providing road access north and south leads directly to Pilgrim Street.

Description

Kelburn House provides a five storey office building that is multi-let. The main entrance fronting Mosley Street provides access to a manned reception, there is an 8 person passenger lift as well as male and female toilet facilities throughout the building. The accommodation benefits from open plan working areas and separate glass partition offices.

A range of refurbishment options are available including splitting the floor plates.

Accommodation

We understand that the property comprises the following net internal floor areas:-

Description	Sq M	Sq Ft
Third Floor	305	3,290
Fourth Floor	285	3,068
Fifth Floor	247	2,664





Prime City Centre Location

Prominent Location

Rent on Application

Service charge £5.70 psf

New FRI lease via service charge

Subject To Contract

Rateable Value

With effect from the 1st April 2017 we understand the property is assessed for rating purposes as follows:-

3rd Floor Rateable Value £40,500

4th Floor Rateable Value £36,500

5th Floor Rateable Value £28,750

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority Newcastle City Council.

Lease Terms

The accommodation is available by way of a new Full Repairing and Insuring lease via service charge at a rent and term of years to be agreed, subject to contract.

Service Charge

The building service charge covers the upkeep of the building and equates to circa £5.70 per sq ft.

Legal Costs

Each party to bear their own legal costs incurred in the preparation of any lease and any VAT thereon.

VAT

All prices where stated are deemed exclusive of VAT where applicable.



Viewings and Further Information

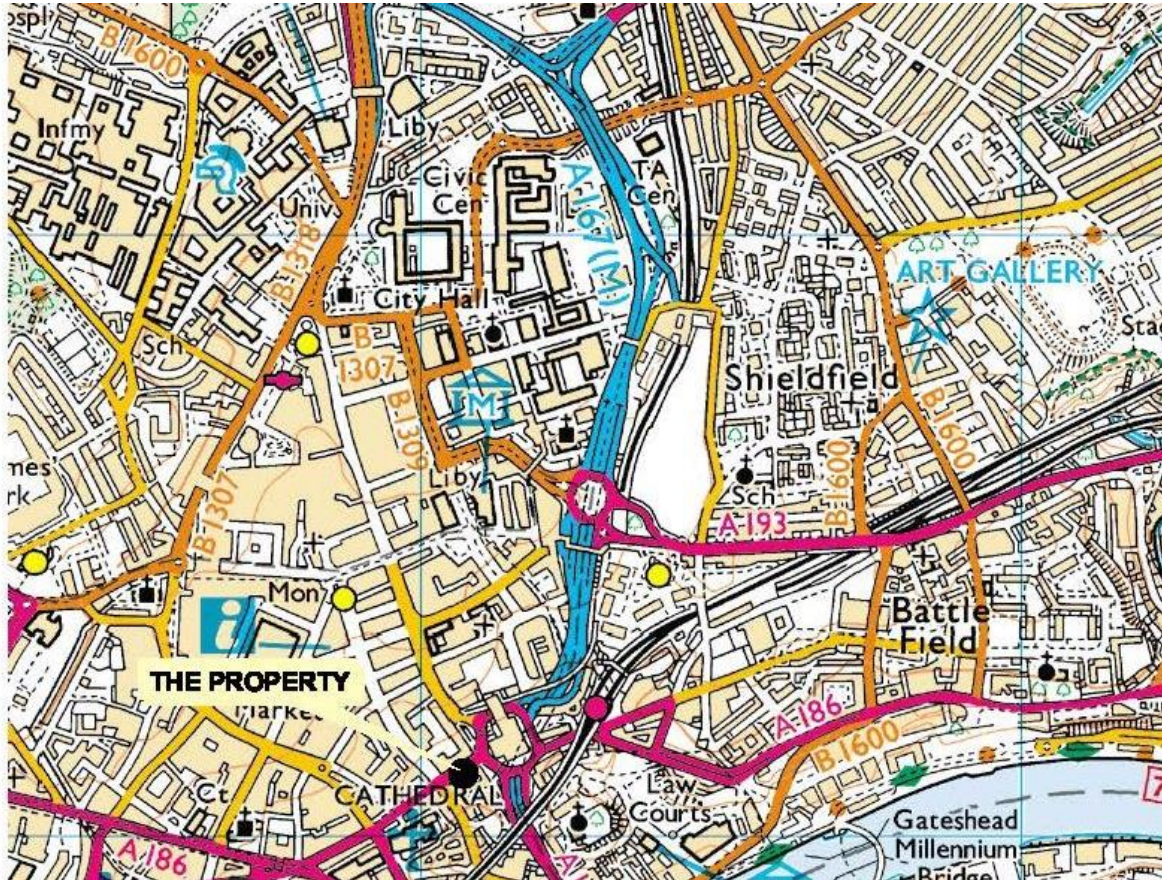
Strictly by prior appointment with the agents:-

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