



Sanderson  
Weatherall

# TO LET CITY CENTRE OFFICES



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

[sw.co.uk](http://sw.co.uk)



### 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.

There are also two available car parking spaces within the basement on a separate license agreement at a cost of £1,500 + VAT per annum per space.

### Accommodation

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

Description	Sq M	Sq Ft
Third Floor	306	3,290





Prime City Centre Location

Prominent Location

Rent on Application

Two Car Parking Spaces Available

Flexible Terms

New FRI License via Service Charge

Service Charge £5.24 psf

Subject to Contract

### **Rateable Value**

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

3<sup>rd</sup> Floor Rateable Value                      £40,500

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 license 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 £5.24 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:-

James Fletcher

0191 269 0132

[james.fletcher@sw.co.uk](mailto:james.fletcher@sw.co.uk)

or

Kevin McGorie

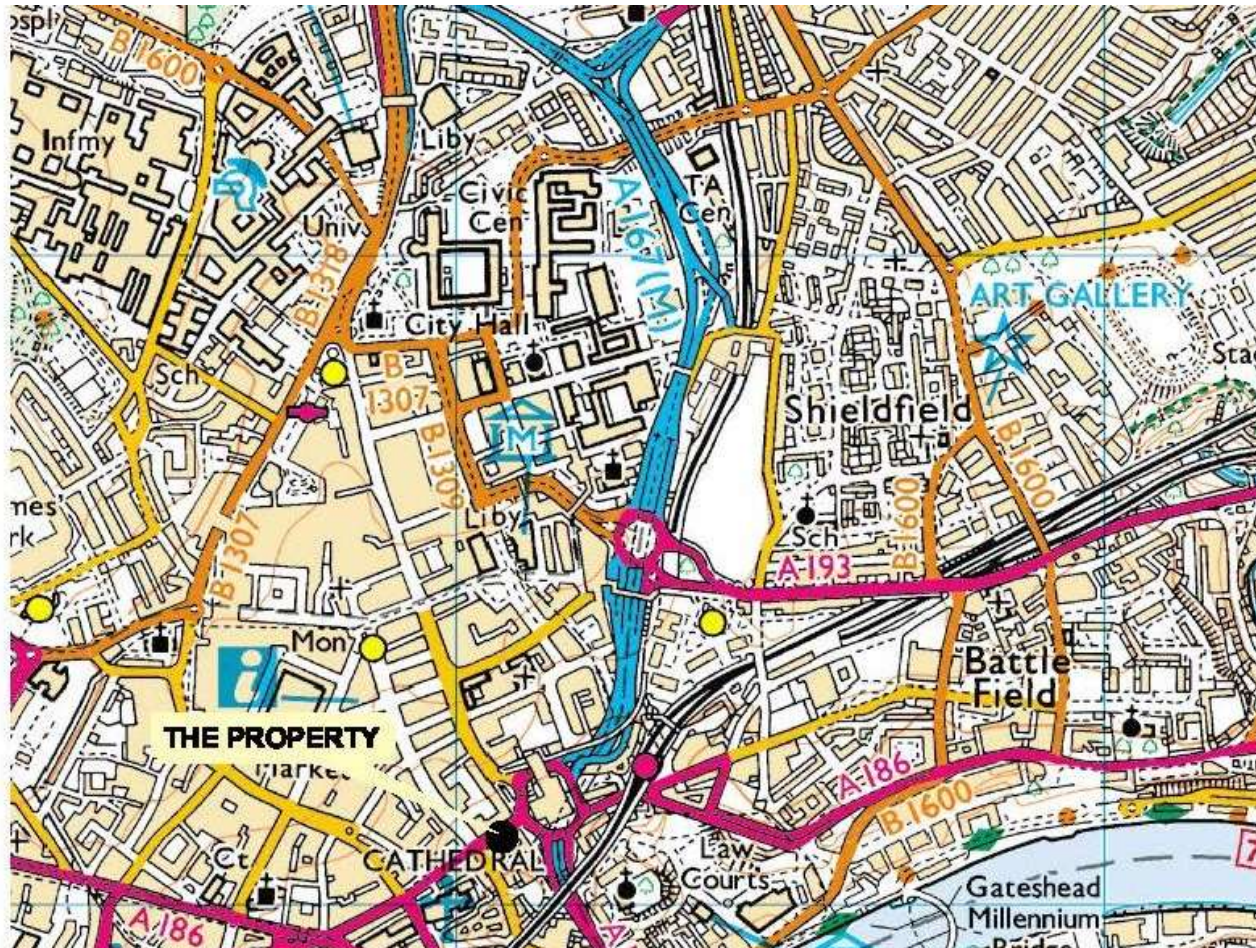
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