

To Let



Ground Floor, Blandford Studios

Blandford Square, Newcastle upon Tyne, NE1 4HZ

 **naylors**

To Let

Self Contained Ground Floor Space

1,829 sq ft (169.92 sqm)

- Contemporary style space
- Suitable for a range of uses subject to planning
- Prominent location in Newcastle
- New lease available
- Great transport links
- Nearby public car park

Location

The property is in a prominent position adjacent to St James' Boulevard, one of the main arterial routes into Newcastle City Centre from the A1.

The building is situated next to the Discovery Museum and the surrounding area is characterised by a mixture of office, retail, and leisure occupiers.

There are strong transport links within the area with bus routes and metro stops all within close proximity. There are also the benefits of being situated a short 10-minute walk from Newcastle central station.

Description

The ground floor provides predominantly open-plan accommodation with excellent natural light throughout. The unit includes a self-contained WC and a compact kitchenette.

Previously occupied by an art gallery, the space benefits from a flexible layout suitable for a variety of uses.

Specification:

- + New decorations
- + Feature lighting
- + Excellent natural light
- + Prominent Frontage

Accommodation

The property provides the following approximate net internal areas:

Ground Floor : 1,829 sq ft (169.92 sq m)

Rent

£17.00 psf exclusive of VAT business rates and service charge.

Service Charge

There is currently a service charge in place to cover the maintenance/repair of the structure of the building and common parts. More Information available upon request.

Rateable Value

According to the VOA the ground floor premises has a rateable value of £22,000.

EPC

The property has an EPC rating of B (43).

Legal Costs

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

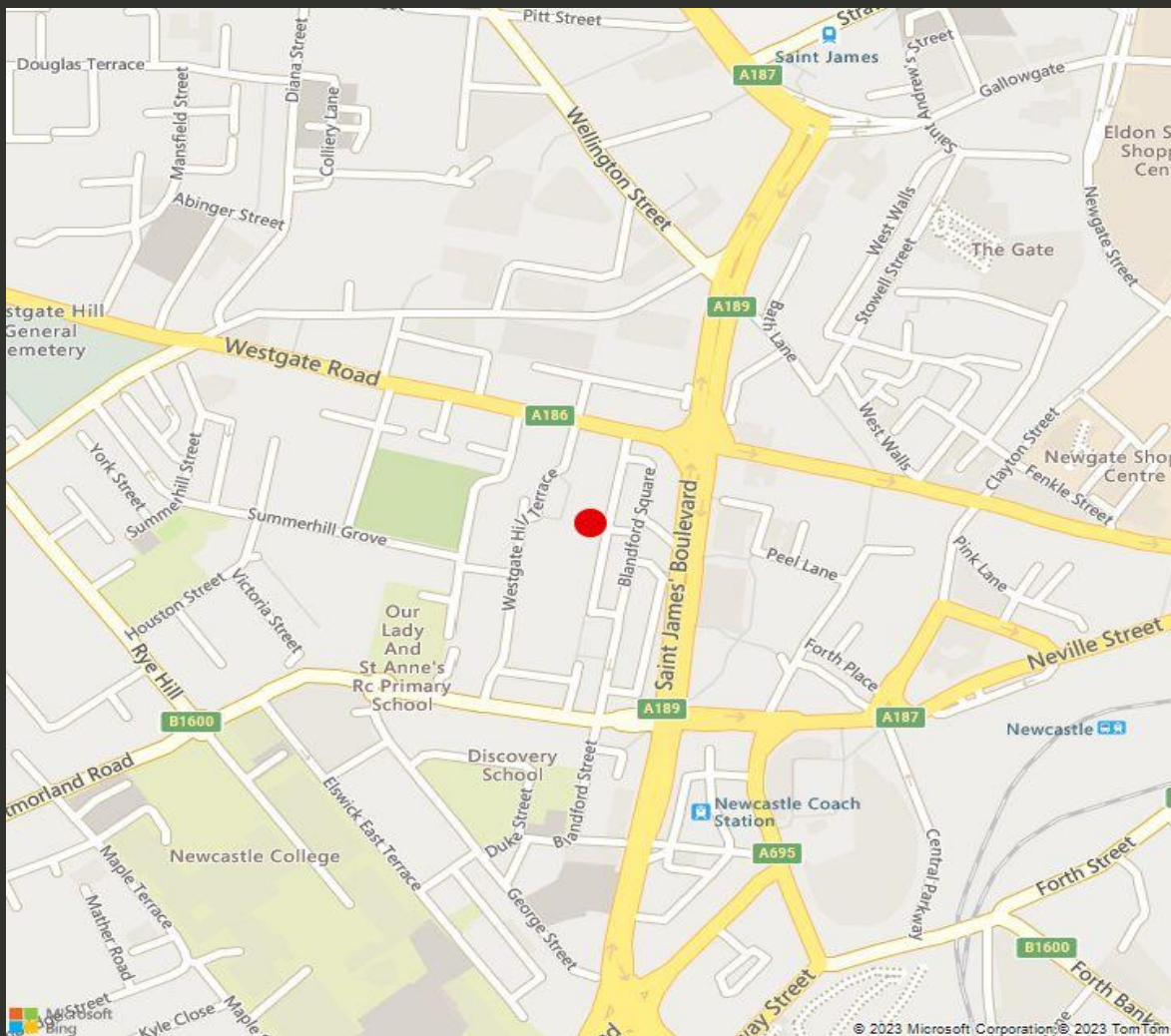
VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

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(s).





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