

# TO LET

Modern Offices with Car Parking

## Studio E

Fenham Hall Studios  
Fenham Hall Drive  
Newcastle upon Tyne  
NE4 9YL



### Location

Fenham Hall Studios are situated in the mature grounds of Fenham Hall, built in 1745, which offers a secure and quiet environment, yet easily accessible from Newcastle upon Tyne city centre 2 miles to the east. Fenham Hall Drive is an important radial route into the City with a regular bus service operating. The site lies only 1 ½ miles east of the A1 trunk road with Newcastle International Airport only 5 miles to the north-west.

### Description

The studios occupy a modern building providing good quality self-contained office accommodation with each Studio having its own facilities. The detached building lies in an attractive setting with a good provision of on-site dedicated car parking and unrestricted 24 hour access. There are a total of five individual studio offices. Studio E on the first floor is currently available with two independent accesses. There are two unisex WCs on this floor shared with the other office, Studio G

Studio E provides enough space to accommodate up to 12 staff with 2m social distancing in an open plan office with tea point with 9 desks (see attached plan) and a Directors / Conference room and further Directors room for a further three staff.

The office was occupied by the architects for the development and has commanding views of Fenham Hall and the grounds with three large bay windows which face the Hall.

[www.fenhamhallstudios.com](http://www.fenhamhallstudios.com)

Fenham Hall  
**STUDIOS**

## Studio Offices

In the tranquil garden setting of Fenham Hall



[info@peterlambert.co.uk](mailto:info@peterlambert.co.uk)

Viewings by appointment only: -

Peter Lambert: 0777 5770232

[info@peterlambert.co.uk](mailto:info@peterlambert.co.uk)

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## Description (cont.)

Studio E benefits from the following:

- Space for desks for up to 12 staff with 2m social distancing.
- High speed fibre-optic Broadband.
- Own Kitchen and W.C. facilities.
- Gas fired central heating to perimeter radiators.
- Integrated CAT2 lighting.
- Perimeter power and data points.
- Recently carpeted and redecorated.
- 3 parking spaces.
- Visitor Parking.
- Secure quiet and attractive.

## Accommodation & Rent

	m <sup>2</sup>	ft <sup>2</sup>	Rent (Per Annum)
Studio E	95.78	1,031	£14,630

## Lease

Studio E is available to let on a new internal repairing lease, for a term of years to be agreed. A service charge operates to enable the landlord to recover the appropriate proportion of the cost of repairs of the structure and external parts of the building and the maintenance of internal common parts, car park and grounds. The service charge includes the cost of electricity and heating.

## Rates

Studio E: Current R.V. is £8,300.00 [prospective tenants to make their own enquiries].

Since the RV is below the £12,000 threshold this means that qualifying businesses will get 100% rates relief. Interested parties should confirm the rates liability with the Business Rates Department of Newcastle upon Tyne City Council.

## EPC

The building has an EPC rating C-53. A copy of the EPC is available on request.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## Further Information

For general enquiries and viewing arrangements please contact Peter Lambert on 0777 5770232 or email [info@peterlambert.co.uk](mailto:info@peterlambert.co.uk)

## VAT

All figures quoted are exclusive of VAT which is applicable.

## Property Website

For further information about Fenham Hall Studios and the available Studios please visit their website at: [www.fenhamhallstudios.com](http://www.fenhamhallstudios.com)



Studio E view to East – Main open-plan office.



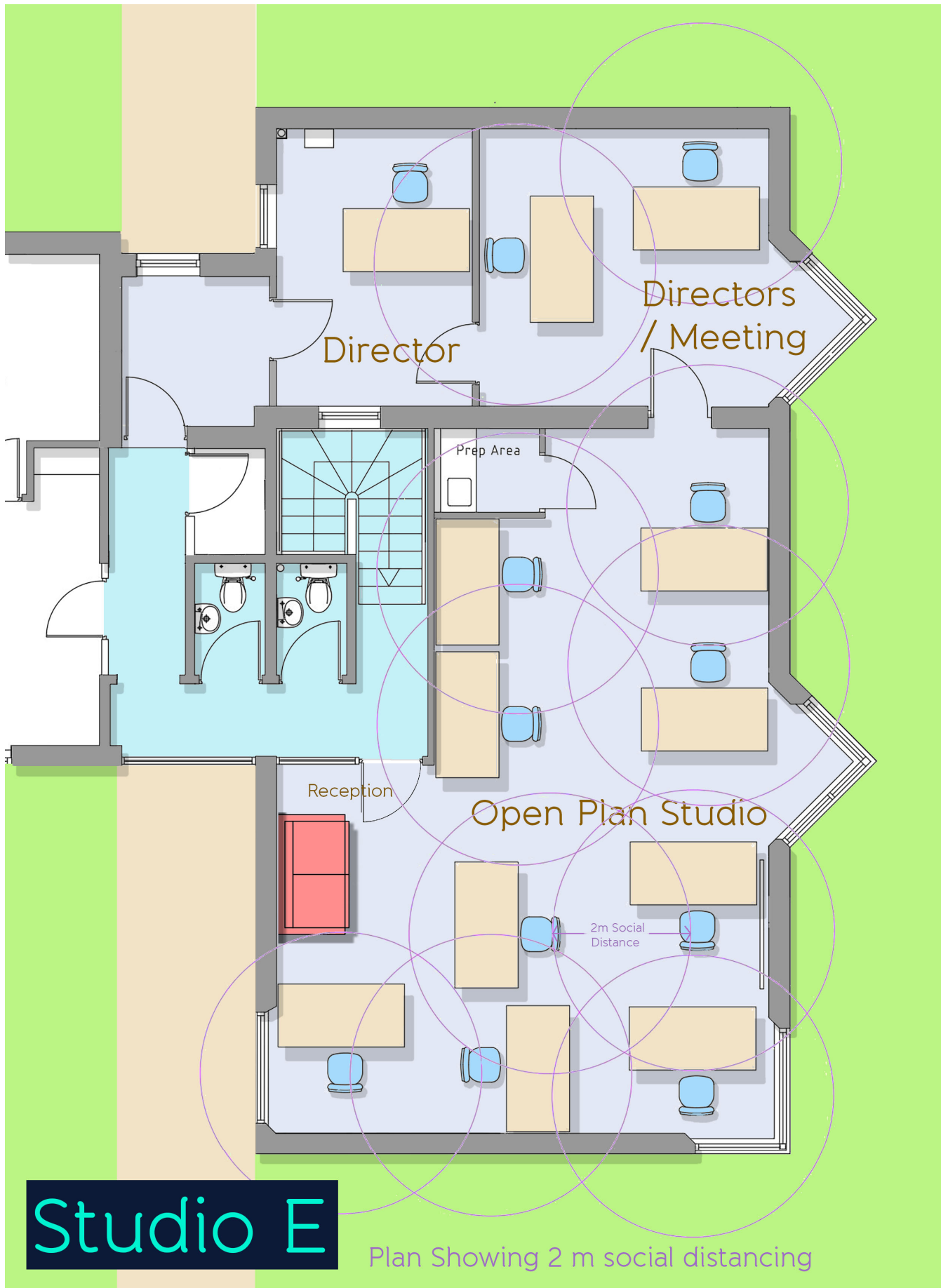
Studio E (on left) – Facing historic secure grounds of Fenham Hall

FENHAM HALL STUDIOS gives notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Fenham Hall Studios. Any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at FENHAM HALL STUDIOS has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

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The plan below shows Studio E with its three large bay windows facing Fenham Hall, extended open plan office area with general office seating for up to 9 desks (keeping 2m spacing) with reception area and meeting room/directors' room plus a further private Directors office with independent access.



# Studio E

Plan Showing 2 m social distancing