

Property Details

Tel: 0191 232 7030

FOR SALE/TO LET

SELF CONTAINED TERRACE LEVEL OFFICE

133 m² (1,432 ft²)

WITH FIVE DESIGNATED CAR PARKING SPACES

**2 St Peter's Wharf, Terrace Level, St Peter's Basin,
Newcastle upon Tyne**



LOCATION

The development is located less than two miles east of Newcastle City Centre, in the established St Peter's Wharf mixed residential and commercial development. Access is excellent to Newcastle and all parts of the region.

For identification purposes see the attached location plan.

DESCRIPTION

The self contained office forms part of a block of offices on two levels with residential apartments above the offices and overlooks the marina. The suite is at Terrace Level. Additional free parking is available nearby.

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Higham Place
Newcastle upon Tyne
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Fax: 0191 261 4030

www.naylors.co.uk

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ACCOMMODATION

The office which provides an area of 133 m² (1,432 ft²) is finished to a high standard with suspended ceiling, independent heating, double glazing and is carpeted throughout. The offices have been refitted to provide a number of offices and meeting rooms with the benefit of a fully fitted kitchen and well appointed WC's, although these can be easily removed if required. An excellent property which would provide superb regional Head Quarters. Viewing is highly recommended.



View of the Marina from the Office

RENT

£7,160 per annum fixed for 2 years, exclusive of non domestic rates and service charge. A new lease is available for a period of years to be agreed.

PRICE

Upon application.

SERVICES

We understand that all mains services are connected to the property.

RATES

Rateable Value (2010 List):	£14,000
Rates Payable (2010/2011):	£5,796

Small businesses should contact the local authority to see if they are entitled to relief.

LEGAL COSTS

The ingoing tenant will be responsible for the Landlord's reasonable legal costs.

VAT

All figures quoted are exclusive of VAT where chargeable.

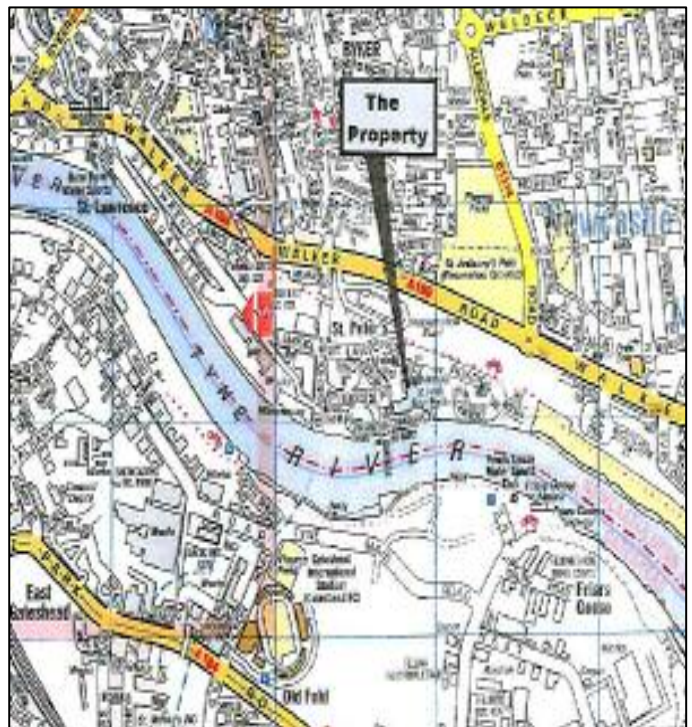
FURTHER INFORMATION

For general enquiries and viewing arrangements please contact Louis Donaldson on 0191 232 7030 or email: louisdonaldson@naylor.co.uk.

NAYLORS INSTRUCTIONS

You may search our company web site www.naylor.co.uk for details of all our current instructions.

(11.02.11/LD)
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