

# PROPERTY Details

**TO LET**

**SECURE OFFICES**

**FROM 46.5 M<sup>2</sup> (500 SQ. FT.) TO 162.6M<sup>2</sup> (1,750 SQ. FT.)**

***St. Nicholas Chambers, Amen Corner, Newcastle upon Tyne***



- **ATTRACTIVE VICTORIAN BUILDING**
- **CITY CENTRE LOCATION**
- **24 HOUR ON SITE SECURITY**

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## **LOCATION**

The building is located in a historic part of Newcastle Centre immediately to the south of St. Nicholas Cathedral overlooking the Black Gate and the approach to the High Level Bridge. There is on street local car parking and a multi-storey car park in Dean Street, only two minutes walk away. The Metro and mainline rail station is 4 minutes walk. The main shopping area, Grey Street and the Quayside are all nearby.

## **DESCRIPTION**

St. Nicholas Chambers is an imposing attractive brick built Victorian Office building which has been refurbished to provide modern facilities whilst retaining its Victorian character. The attractiveness of the building as a business location is enhanced by the presence of a full time resident caretaker who ensures proper management of the building. There are external and internal surveillance cameras monitored 24 hours a day. Entry to the offices is via an entry phone system to main front door.

## **ACCOMMODATION**



## **LEASE TERMS**

The property is available to let by way of a new effectively full repairing and insuring lease for a contractual term to be agreed to incorporate rent reviews every three years.

## **SERVICE CHARGE**

A service charge is payable to cover external repairs, insurance, lift maintenance, cleaning and maintaining the common parts and to cover the cost of the permanent on site caretaker. All rooms are heated by way of thermostatically controlled electric fan panel heaters with timers or gas central heating. Their running cost is not included in the above estimate.

The service charge is revised annually in April in light of actual costs for the previous year.

## **VAT**

VAT is chargeable on all rents and service charges.

## **LEGAL COSTS**

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

## **FURTHER INFORMATION**

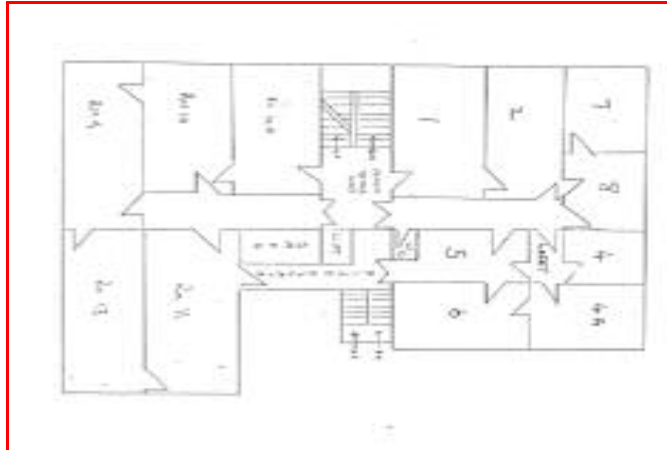
For general enquiries and viewing arrangements please contact our Newcastle Office on (0191) 232 7030 or ask to speak to Tim Rodgers, the surveyor dealing with this property.

## **NAYLORS INSTRUCTIONS**

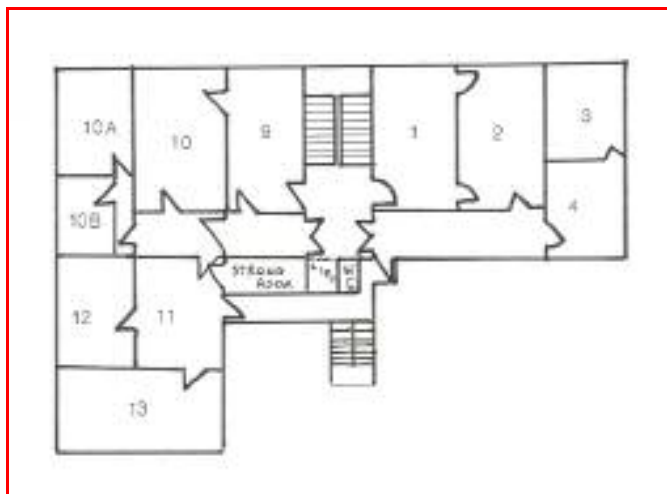
You may search our company web site [www.naylors.co.uk](http://www.naylors.co.uk) for details of all our current instructions.



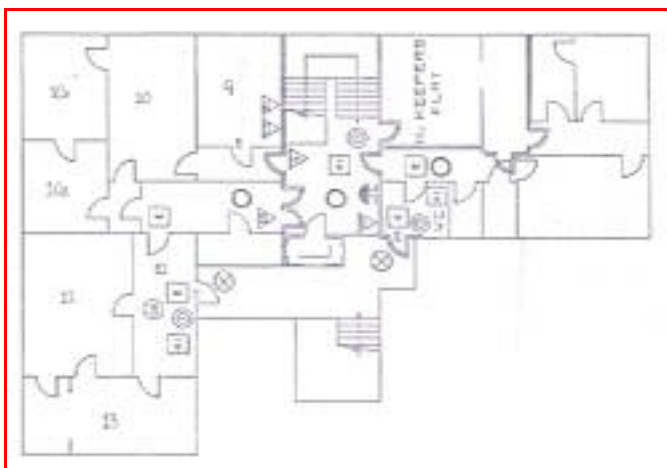
## First Floor



## Second Floor



## Third Floor



NAYLORS CHARTERED SURVEYORS for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or 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 Naylor's or their clients. Any intending purchasers or 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.
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