

# Property Details

**Tel: 0191 232 7030**

**TO LET**

**MODERN OFFICE ACCOMMODATION**

**21 m<sup>2</sup> (226 ft<sup>2</sup>) and 30 m<sup>2</sup> (323 ft<sup>2</sup>)**

***Sinclair Court, Brunswick Village, Newcastle upon Tyne  
NE13 7DS***

Hadrian House  
Higham Place  
Newcastle upon Tyne  
NE1 8AF  
Tel: 0191 232 7030  
Fax: 0191 261 4030

[www.naylors.co.uk](http://www.naylors.co.uk)

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## **Sinclair Court, Brunswick Village, Newcastle upon Tyne**

### **LOCATION**

Situated at the top of Gosforth in Darrell Street, Sinclair Court is within the suburban area of Brunswick Village. Two Minutes from Gosforth Park Hotel and fantastic access to the Airport and A1(M), Newcastle, Tyneside and the greater North East area.

There No.45 bus services every ten minutes, which provide access to Newcastle City Centre, with a journey time of approximately 20 minutes. Road access to the City Centre is via the B1318 (Great North Road). The area is well served with shops, cafes and a petrol station nearby.

### **DESCRIPTION**

The available space situated on the ground floor of Sinclair Court, a tastefully refurbished early 1900's Co-Op building with private courtyard car park. The space is self contained and accessed via glass double doors and small lobby area. The accommodation currently offers a combination of small offices of varying sizes but can be opened up to suit the tenant's own specific requirement. Other features include Cat 2 lighting, a door entry phone, key fob entry system and intruder alarm. Male and female toilets including disabled facilities and well serviced kitchen.

For further information and photo's go to [www.sinclaircourt.co.uk](http://www.sinclaircourt.co.uk).

### **ACCOMMODATION**

The approximate net internal floor areas are as follows:

Suite 4	30 m <sup>2</sup>	(323 ft <sup>2</sup> )
Suite 5	21 m <sup>2</sup>	(226 ft <sup>2</sup> )

### **LEASE TERM**

The suites are available by way of new leases on flexible terms.

### **RENT**

Suite 4: £4,800 pa inclusive of water, gas and electric.  
Suite 5: £3,600 pa inclusive of water, gas and electric.

### **RATES**

To be assessed.

### **LEGAL COSTS**

Each party to bear their own legal costs involved in drafting and executing the lease.

### **VAT**

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

### **FURTHER INFORMATION**

For general enquiries and viewing arrangements please contact Louis Donaldson on 0191 211 1560 or email [louisdonaldson@naylor.co.uk](mailto:louisdonaldson@naylor.co.uk). Alternatively you may contact our joint agents Knight Frank on 0191 221 2211.



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