

To Let  
Second & Third Floors  
6-8 Saville Row  
Newcastle upon Tyne  
NE1 8JE

Office Accommodation  
220.64 sq. m. (2,375 sq. ft.)



- Situated just off Northumberland Street in Newcastle city centre
- Newly refurbished
- Close to major transport links

## Location

The property is located on Saville Row which is situated just off Northumberland Street in the City of Newcastle upon Tyne.

Nearby occupiers to the premises include Marks and Spencer, Fenwick, Primark, H&M and other major retailers.

The property is situated less than a minutes' walk from Monument Metro Station.

## Description

The property provides a four storey mid-terrace mixed use commercial building. The ground and first floors are currently occupied by retailers, and the subject accommodation is provided on the second and third floors.

The space is accessed via a communal entrance, shared with the first floor occupier, Soul Hairdressing.

The second floor accommodation provides a mixture of open plan and cellular office space. The office space is fully carpeted with fluorescent strip lighting and new uPVC windows facing onto Saville Row. The accommodation has a floor to ceiling height of 2.6m.

The third floor accommodation is similar in specification with timber sash windows and Velux windows to the front elevation, with sloping ceilings. Male and female toilets are provided on the landing adjacent to the main stair access to the building.

The space would be suitable for a number of uses such as a professional services firms, as well as occupiers such as physiotherapists, subject to landlord approval.

## Accommodation

The accommodation provides the following net internal areas: -

Demise	SQ M	SQ FT
Second Floor	124.06	(1,335)
Third Floor	96.58	(1,040)
<b>TOTAL</b>	<b>220.64</b>	<b>(2,375)</b>

## Services

The property benefits from all mains services.

## Rateable Value

According to the Valuation Office Agency website, the property is described as Offices and Premises and has a Rateable Value of £12,000 effective from 1<sup>st</sup> April 2017.

## Terms

The accommodation is available to lease on a new FRI basis for a term to be agreed.

## Rent

The property is available for a rent of £23,750 per annum exclusive (£10 per sq. ft.)

## VAT

All figures within these terms are exclusive of VAT where chargeable.

## EPC

D:93

## Legal Costs

Each party is responsible for their own legal costs incurred within any transaction.

## Contact Details, Viewing & Further Information

Strictly via sole agents, BNP Paribas Real Estate

### **Aidan Baker**

aidan.baker@bnpparibas.com

+44 (0) 191 227 5737

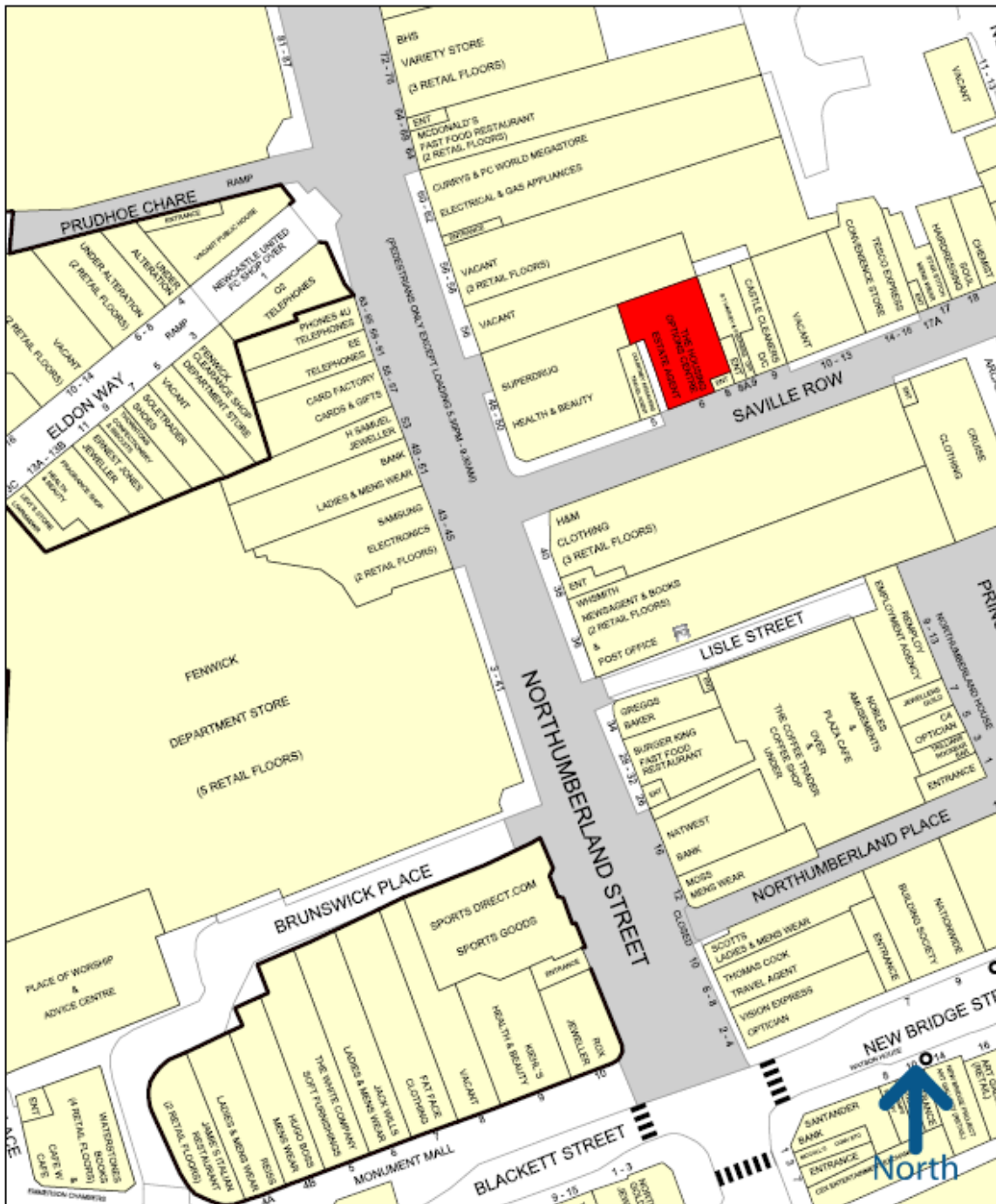
### **Jack Routledge**

john.routledge@bnpparibas.com

+44 (0) 191 227 5714

Subject to Contract

04 December 2019



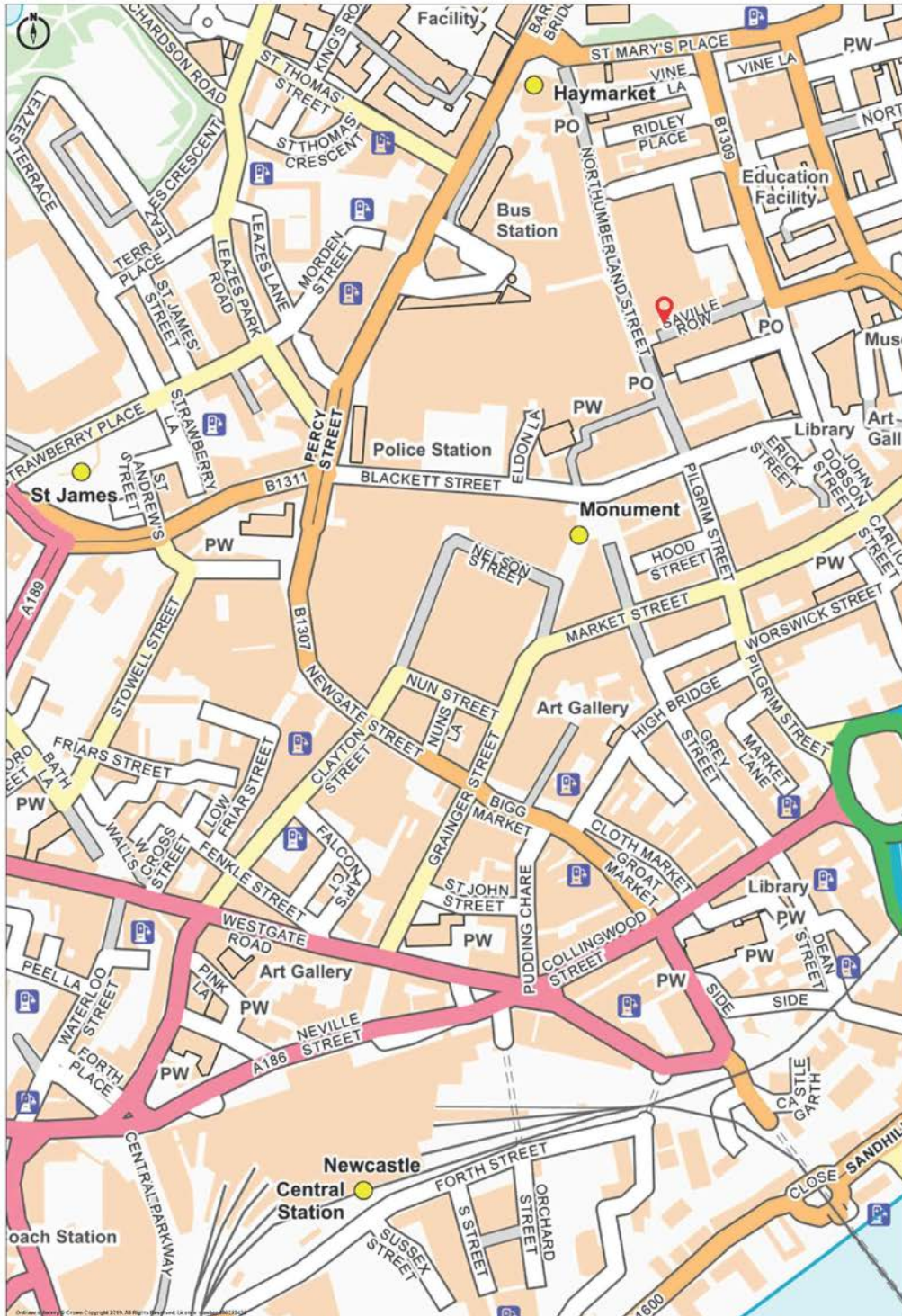
Experian Goad Plan Created: 25/03/2015  
Created By: BNP Paribas Real Estate UK

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011



Copyright and confidentiality Experian, 2015. © Crown copyright and database rights 2015.  
 Ordnance Survey 100019885

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.



**Promapv2**  
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2019. All Rights Reserved.  
License number: 10002432  
Plotted Scale - 1:5000. Paper Size - A4