

# to let



*The industrial property specialists*



## SUTHERLAND HOUSE, 5-7 THE FRIARS, NEWCASTLE UPON TYNE, NE1 5XE

- GROUND FLOOR OFFICE ACCOMMODATION
- NIA 84.52 M<sup>2</sup> (910 SQ FT)
- COMPETITIVE RENT
- NEW FRI LEASE
- FLEXIBLE TERMS

### LOCATION

The Friars is located in the Blackfriars area of the City Centre of Newcastle. It is positioned to the rear of The Gate leisure complex on Newgate Street and is accessed directly from Stowell Street.

There is a small public car park at The Friars. The recent extension to Eldon Square, with the Debenhams department store a short distance away.

The exact location is shown on the attached plan.

### DESCRIPTION

The accommodation is largely open plan office accommodation to the ground floor of a period building, benefiting with modern facilities including gas central heating.

There is a shared kitchen and WC facilities.

### ACCOMMODATION

From onsite measurements the following areas have been calculated (NIA):

Offices: 84.52 m<sup>2</sup> (910 sq ft)

### SERVICES

It is understood that all mains services are connected to the property.

(Further enquiries regarding services should be directed at the main utility operators).

### RATEABLE VALUE

The property is assessed for business rates with a rateable value of £5,100.

All parties should make their own enquiries.

### TENURE

Available on a new, effectively full repairing and insuring lease for a term to be agreed.

Common expenditure to the building will be recoverable via a service charge.

### RENT

Our client is seeking a rent of £7,750 per annum exclusive.

### ENERGY PERFORMANCE CERTIFICATE

D&7

Full details upon request.

### LEGAL COSTS

The incoming tenant will be responsible for the landlord's reasonable legal charges in preparing the lease together with any stamp duty thereon.

### VAT

All prices quoted are exclusive of VAT at the prevailing rate.

### VIEWING

By prior appointment with Frew Pain & Partners, contact:

**James E F Pain**

**Tel: 07841 871710**

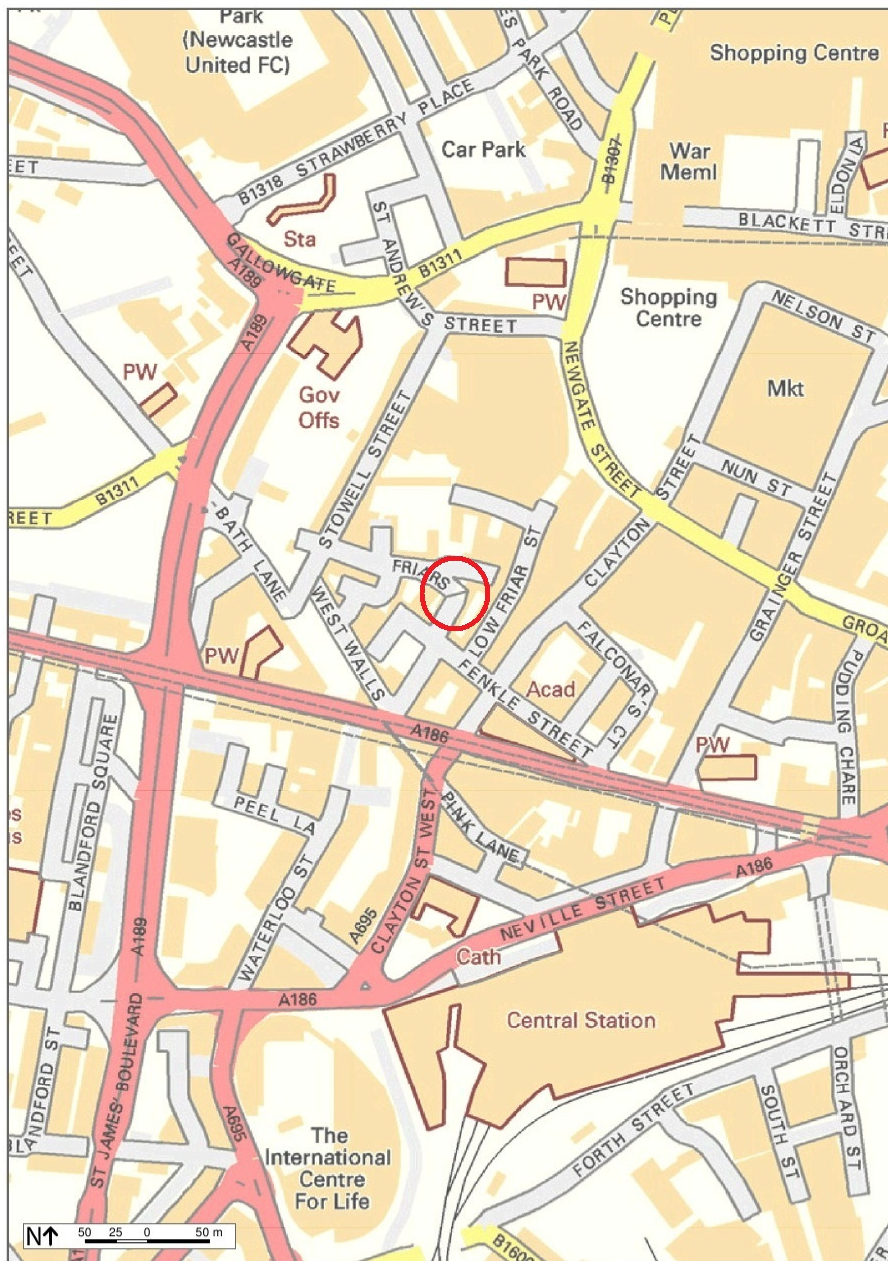
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**Map Information**

Scale: **SUTHERLAND HOUSE, 5-7 THE FRIARS, NEWCASTLE UPON TYNE, NE1 5XE**  
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