

GAVINBLACK
— & PARTNERS —



Chartered Surveyors

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THIRD FLOOR OFFICES

TO LET



4,316 SQ FT (401.12M²)

**NORTHUMBERLAND HOUSE
PRINCESS SQUARE
NEWCASTLE UPON TYNE
NE1 8ER**

LOCATION

Northumberland House is situated in the heart of the city centre directly opposite the new library and within a short distance of Northumberland Street the principal shopping street and the Monument Metro underground station and Haymarket Bus and Metro station.

DESCRIPTION

Northumberland House comprises four storeys of offices with the benefit of retail units to the ground floor. There is a shared ground floor reception area with a 9 person lift giving access to the upper floors.

ACCOMMODATION

The office accommodation on the third floor extends to 4,316 sq ft (401.12M²) and is primarily open plan. It has suspended ceilings and perimeter trunking with heating by way of radiators.

Male and Female WC facilities are available in the common core.

LEASE

Our clients are seeking to sublet the third floor offices for the balance of their lease which expires in December 2013. The premises will be let on internal, repairing and insuring terms subject to recovery by way of service charge of the costs involved in heating, lighting, cleaning and maintaining the common parts and the exterior of the building.

RENT

The premises are to let at a rent of £41,000 per annum.

VAT

All figures quoted are exclusive of VAT where chargeable.

SERVICE CHARGE

There will be a service charge levied proportionate to the floor area taken.

LEGAL COSTS

Both parties to be responsible for their own costs involved in the transaction.

Disclaimer: These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement as inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly there shall be no liability as a result of any error or omission in these particulars.

VIEWING

Strictly by appointment through the agents, Gavin Black & Partners. Please contact:-

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