

to let



The industrial property specialists



1 SUMMERHILL STREET NEWCASTLE UPON TYNE NE4 6EJ

- SELF CONTAINED OFFICE / STUDIO WORKSHOP
- PROMINENT LOCATION, CLOSE TO LOCAL AMENITIES
- NIA 290.50 M² (3,127 SQ FT)
- SUITABLE FOR A VARIETY OF USES
- FLEXIBLE TERMS / INCENTIVES AVAILABLE
- RENTAL OFFERS IN THE REGION OF £15,000 P.A.

LOCATION

The premises are located on Summerhill Street, Newcastle upon Tyne.

All local services and amenities are located close by, with easy walking distance into Newcastle City Centre.

The exact location is shown on the attached plan.

DESCRIPTION

The subject premises comprise two storey self-contained office & workshop / studio, with internal courtyard.

Internally the accommodation offers a selection of offices to the ground floor, kitchen and WC's with storage and studio areas to the rear. The first floor provides further refurbished office accommodation of various sizes.

The second floor provides a single storage room which could be refurbished into offices. Externally there is a secure courtyard area.

ACCOMMODATION

From onsite measurements the premises provide the following Area (NIA):

Ground Floor

Office / Studio	36.00m ²
Storage	100.80m ²

First Floor

Office	119.50m ²
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Second Floor

Storage	34.2m ²
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Total NIA	290.50m²
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SERVICES

It is understood that all mains services are available to the site.

(All interested parties should satisfy themselves with the local service providers).

RATING LIABILITY

From verbal discussions with the Local Rating Authority it is understood that the premises are assessed at RV £9,500.

TERMS

Our client is seeking new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

Our client is seeking offers in the region of £15,000 pa.

COSTS

The incoming tenant will be responsible for our clients reasonable legal fees involved with the preparation of the lease.

VAT

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

VIEWING

By prior appointment with Frew Pain and Partners, contact:

James E F Pain

Tel: 07841 871710

Email: james.pain@frewpain.co.uk

June 2011

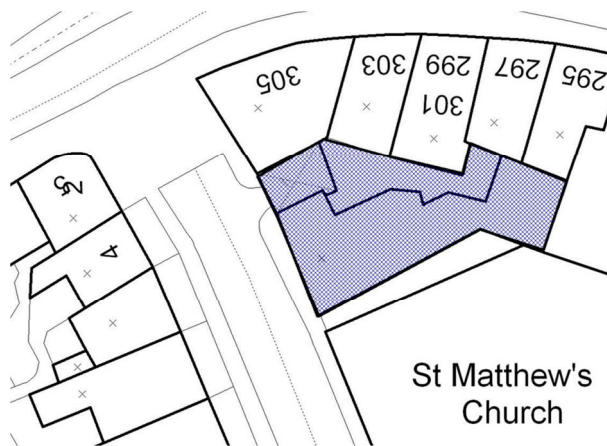
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