



## 6 HIGHAM PLACE, NEWCASTLE UPON TYNE, NE1 8AF

- **City Centre Location**
- **All-inclusive Rent**
- **Immediate Occupation**
- **No VAT Payable**
- **Flexible Lease Terms**

## Office Space To Let

### LOCATION

The property is located on Higham Place, opposite The Laing Art Gallery. The A167(M) Central Motorway is located adjacent to the building and provides easy access to the Tyne Bridge to the south and the A1(M) to the north.

Newcastle's prime retail areas of Northumberland Street and Intu Eldon Square Shopping Centre are only a few minutes' walk away and Newcastle Central Railway Station can be reached within around 10 minutes' walk.

There is on street metered car parking to the front of the building and multi-storey car parks close by.

**Tel: 0191 2610300**

[www.youngsrps.com](http://www.youngsrps.com)

**youngsRPS**   
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## DESCRIPTION

The property comprises a three-storey building of brick construction under a slate covered pitched roof. Internally, it provides traditional office accommodation over ground, first, second and attic floors. There are communal kitchen and toilet facilities.

There is a small shared yard to the rear of the property.

## ACCOMMODATION

The ground and first floors are currently available to let as either a whole or on a floor by floor basis. We have measured each floor as providing the following net internal floor areas:

Ground floor	40.78 sq m	(439 sq ft)
First floor	67.07 sq m	(722 sq ft)
<b>TOTAL</b>	<b>107.85 sq m</b>	<b>(1,161 sq ft)</b>

## LEASE TERMS

The accommodation is available to let on an internal repairing basis for a term of years to be agreed. The agreement will be contracted out of Part II of the Landlord & Tenant Act 1954.

## RENT

The accommodation is available to let as follows:

Ground floor	£7,000 per annum
First floor	£11,500 per annum

This is a fully inclusive rent which covers the costs of maintaining the building and common areas, as well as providing heating and lighting to all parts of the building.

## RATEABLE VALUE

The whole of the property is subject to a single rating assessment. Further details are available on request.

## LEGAL COSTS

Each party are to bear their own legal costs in connection with the preparation and execution of the lease.

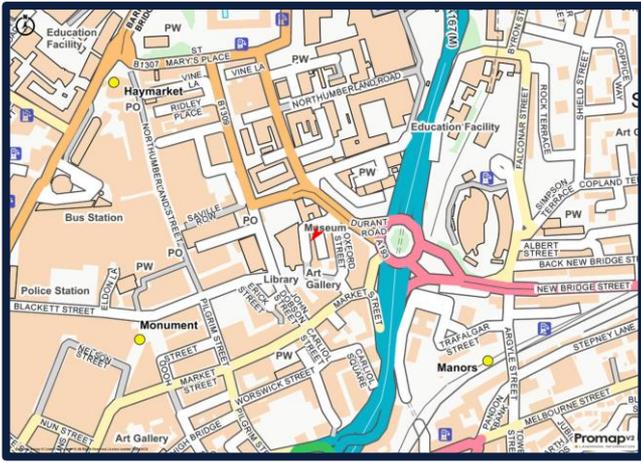
All figures quoted above are exclusive of VAT where chargeable.



Ground Floor Office



First Floor Office



Location Plan

## VIEWING

Strictly by appointment with sole agents, YoungsRPS (reference Stephanie Dixon or Paul Fairlamb).  
Tel: 0191 2610300

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## LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barras Bridge,  
Newcastle upon Tyne, NE1 8QH  
Tel: 0191 2328520

## ENERGY PERFORMANCE CERTIFICATE

The whole of the property has an EPC rating of E-104. A copy of the EPC and recommendation report is available on request.

## CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

## Particulars Amended April 2020

YoungsRPS means Stanton Mortimer Limited trading as YoungsRPS. Stanton Mortimer Limited is registered in England no: 5346678. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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