

**TO LET  
REFURBISHED  
JESMOND OFFICE  
ACCOMMODATION**

**GAVINBLACK**  
— & PARTNERS —



**3 BENTON TERRACE, JESMOND,  
NEWCASTLE UPON TYNE, NE2 1QU**

---

**GROUND, FIRST AND SECOND FLOOR  
OFFICE ACCOMMODATION  
186.72 M<sup>2</sup> (2,010 SQ FT)**

## **CONTACT**

**Martyn Collins**  
[martyn.collins@gavinblack.co.uk](mailto:martyn.collins@gavinblack.co.uk)

**Tel: (0191) 230 2777 Mobile: 07831 517 998**

# 3 BENTON TERRACE, JESMOND, NEWCASTLE UPON TYNE, NE2 1QU

## LOCATION

The property is situated on Benton Terrace which forms part of Sandyford Road (B1307), a major arterial route from the City Centre eastwards to the A1058 Coast Road. The immediately surrounding area is in mixed use with offices, residential and student accommodation predominating.

Benton Terrace benefits from excellent transport links with the A167(M) Central Motorway being immediately to the west and Jesmond Metro within a five minute walk.

## DESCRIPTION

The property comprises a three storey mid terraced Victorian office building. The refurbished accommodation is arranged over ground, first and second floors and is available as a whole or on a floor by floor basis.

The office space is finished as follows:

- Laminate floors
- Fluorescent strip lighting
- Perimeter electrical and IT points
- Kitchen, staff and WC facilities
- Papered and plastered walls & ceilings.

Car parking is available at the front of the building and there is a single lock up garage at the rear.

## ACCOMMODATION

We have calculated the net internal floor areas as follows:

	M <sup>2</sup>	Sq Ft
Ground Floor	77.78	838
First Floor	82.91	892
Second Floor	26.03	280
<b>Total</b>	<b>186.72</b>	<b>2010</b>

## LEASE

The accommodation is offered by way of an effectively full repairing and insuring lease for a term of years to be agreed.

## RENT

£27,500 per annum exclusive of rates and other periodic outgoings.

## RATEABLE VALUE

The property is currently assessed in numerous parts which will need to be altered on completion of a new letting.

All interested parties should make their own enquiries as to the precise rates payable with the group valuation office on 0191 220 7000.

## ENERGY PERFORMANCE CERTIFICATE

The property is assessed with Band D90. A copy of the certificate is available on request.

## MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

## CODE OF PRACTICE

The landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD, Tel: 0207 695 1535.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

## VIEWING

Strictly by appointment with the sole agents.

# 3 BENTON TERRACE, JESMOND, NEWCASTLE UPON TYNE, NE2 1QU



Disclaimer: Gavin Black & Partners, their clients and any joint agents give notice that: 1). They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2). Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Gavin Black & Partners have not tested any services, equipment or facilities. Purchasers or prospective tenants must satisfy themselves by inspection or otherwise.