

CITY CENTRE OFFICE SUITE

MILBURN HOUSE
DEAN STREET
NEWCASTLE UPON TYNE
NE1 1LE

BISSETT
KENNING & NEWISS
CHARTERED SURVEYORS

OFFICE TO LET



LOCATION

Built in 1905 with finance from the Milburn family, Milburn House is a landmark, Grade II Listed Building situated in the heart of Newcastle's City Centre. Newcastle upon Tyne is the North East's Regional Capital benefiting from all major transport links including the A1(M) and A19 motorway's, East Coast Mainline Railway and Newcastle International Airport.

The premises are situated on the western side of Dean Street at its junction with Sandhill, lying close to the historic cathedral in Newcastle's office and commercial core. The property is only a short walk from Grey Street, The Quayside and the Central Rail & Metro Stations. Nearby occupiers include financial, legal and professional organisations.

DESCRIPTION

The premises comprise a high quality office suite located on the fifth floor of a historic building arranged in three wings over six storeys. The front elevation benefits from an ornate stone façade with elaborate cornices, and is of brick construction.

The offices are fitted with an intercom door entry system, central heating, phone points and timber casement windows.

Internally, the suite has been refurbished and provides predominantly open plan accommodation arranged over part of the fifth floor, with the following specification.

- Video entry phone
- Gas fired central heating
- Carpeted throughout
- Suspended fluorescent tube lighting
- Kitchenette facilities

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a net internal area (NIA) basis and provides the following floor areas:

Suite B4, Floor B 212.3 m² (2,286 sq ft)

LEASE

The suite is available by way of assignment of a 10 year lease from 04th August 2008 at a passing rent of £29,718pa.

Alternatively our client would give consideration to the grant of a shorter term sub-lease of part of the premises.

Further details are available on application.

BUSINESS RATES

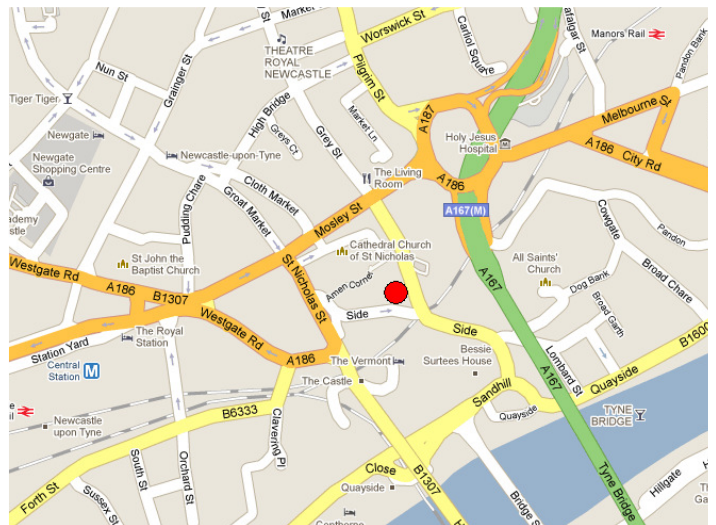
Rateable Value (2010 List): £25,750
 Rates Payable 2010/20: £10,660.50

LEGAL FEES

The purchaser will be responsible for our clients reasonable legal fees incurred in this transaction.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where chargeable.



FURTHER INFORMATION

For further information or to arrange a viewing please contact Andrew Chandler on:

Tel. No. 0191 272 5551

Email. andrew.chandler@bissett-kenning.co.uk

V.2048

January 2011