

TO LET

Modern Offices with Car Parking

Studio F

Fenham Hall Studios
Fenham Hall Drive
Newcastle upon Tyne
NE4 9YL



Location

Fenham Hall Studios are situated in the mature grounds of Fenham Hall, built in 1745, which offers a secure and quiet environment, yet easily accessible from Newcastle upon Tyne city centre 2 miles to the east. Fenham Hall Drive is an important radial route into the City with a regular bus service operating. The site lies only 1 ½ miles east of the A1 trunk road with Newcastle International Airport only 5 miles to the north-west.

Description

The studios occupy a modern building providing good quality ground floor studio accommodation with shared facilities. This detached building lies in an attractive setting with a good provision of on-site dedicated car parking with unrestricted access. There are a total of five individual studio offices. Studio F is currently available:

Studio F is sub-divided with demountable partitions providing a reception area with conference/director's room giving access to a larger open plan main office (see plans of existing office layout).

The unit is easily convertible to Lab space as our laboratories elsewhere on site.

www.fenhamhallstudios.com

Fenham Hall
STUDIOS

Studio Offices
In the tranquil
garden setting
of Fenham Hall



info@peterlambert.co.uk

Viewings by appointment
with:

Peter Lambert at Fenham
Hall Studios

info@peterlambert.co.uk

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Newcastle upon Tyne NE4 9YL
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Description (cont.)

Studio F benefits from the following:

- Quality demountable partitions with double glazed vision panels.
- Integrated LED lighting.
- Perimeter power and data points.
- Gas fired central heating to perimeter radiators.
- Own W.C. facilities.
- Fully fitted carpets.
- High speed Broadband.
- The space is easily convertible to Lab space
- 2 parking spaces.
- Visitor Parking.
- Secure quiet and attractive.

Accommodation & Rent

	m ²	ft ²	Rent (Per Annum)
Studio F	69.3	746	£10,250

Lease

Studio F is available to let on a new internal repairing lease, for a term of years to be agreed. A service charge operates to enable the landlord to recover a fair proportion of the costs of repairing the structure and external parts of the building and the maintenance of the internal common parts and the car park and grounds as well as the provision of heating. The service charge based on current costs is £4 per sq ft plus VAT per annum.

Rates

Studio F: Rateable Value £9,200

The RV is below the new £12,000 threshold meaning that qualifying businesses will get 100% rates relief. Interested parties should confirm the rates liability with the Business Rates Department of Newcastle upon Tyne City Council.

EPC

The building has an EPC rating C-53. A copy of the EPC is available on request.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Further Information

For general enquiries and viewing arrangements please contact Peter Lambert on 0777 5770232 or email info@peterlambert.co.uk.

VAT

All figures quoted are exclusive of VAT which is applicable.

Property Website

For further information about Fenham Hall Studios and the available Studios please visit their website at: www.fenhamhallstudios.com



Studio F – Conference Room



Studio F – Computer model of current layout

FENHAM HALL STUDIOS gives notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Fenham Hall Studios. Any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at FENHAM HALL STUDIOS has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

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