



SATCA properties

**OFFICE SUITES TO LET
FROM 91.13 SQ M (980 SQ FT) - 839.34 SQ M
(9,034 SQ FT)**

**S.V. RUTTER BUSINESS CENTRE
126 GREAT LIME ROAD
WEST MOOR
NEWCASTLE UPON TYNE
NE12 6RU**



LOCATION

The subject property is located prominently on Great Lime Road in West Moor. Great Lime Road is the main road through West Moor and Forest Hall and provides easy access to the A 19, the A1 Western Bypass and is in walking distance of local amenities, shops, schools and Palmersville Metro Station. Support facilities for shopping and leisure are also situated nearby at the Killingworth Shopping Centre

DESCRIPTION

The property is located on the corner of West Moor Road and Blucher Road and has been recently refurbished. The Office Suites benefit from the following features-

- Gas fired central heating system to radiators
- Double Glazed windows
- Carpeting
- Category II Lighting
- Category 5 Cabling
- Perimeter Trunking
- Tea point facility
- Male, female and disabled WC facilities
- On site Car Parking

ACCOMODATION

The accommodation comprises the following approximate net internal areas:-

First Floor

Office 5	122.63 sq m (1,320 sq ft)
Office 6	109.81 sq m (1,182 sq ft)
Office 7	93.83 sq m (1,010 sq ft)
Office 8	92.06 sq m (991 sq ft)

TENURE

The premises are available by the way of a new effectively full repairing and insuring lease for a term of years to be negotiated, incorporating regular rent reviews.

RENT

12.50 per sq ft per annum exclusive of rates, service charge.

RATEABLE VALUE

We have been informed by the Local Rating Authority that the premises currently have the following rateable values:-

	Rateable Value	Rates Payable 07/08
Office 5	£8,900	£3,886.82
Office 6	£8,000	£3,493.77
Office 7	£6,700	£2,926.03
Office 8	£6,700	£2,926.03

LEGAL COSTS

The ingoing tenant to be responsible for all our client's reasonable legal costs incurred in the transaction.

N.B. All areas and dimensions given are approximate and all enquirers should satisfy themselves as to the correctness of such.