



**6G Planet Business Centre, Planet Place, Newcastle Upon Tyne,
NE12 6DY
£250 Per Month + VAT**

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- To Let
- Office Accommodation
- Net Internal Area 8.96sqm (96sqft)
- Off Street Parking
- Rent: £250 + VAT pcm

LOCATION

The property forms part of a small business centre which is located in the West Moor area of North Tyneside. This is an established commercial / industrial area which is positioned on the north side of Great Lime Road close to the junction with Blucher Road.

DESCRIPTION

The property forms part of a small business centre which includes standard communal areas including toilets, kitchen and a meeting room. Externally the property benefits from off street communal parking to the front of the property.

ACCOMODATION

The Net Internal Area (NIA) is as follows:
10.08sqm (108.5 sqft)

SERVICES

We understand that all mains services are connected to the property. The property also benefits from central heating serving steel radiators.
(All interested parties should satisfy themselves with the local service providers)

RATING LIABILITY

The property is currently assessed for Business Rates as follows: £970

TENURE

The property is available by way of a new FRI lease for a minimum lease term of 1 year.

RENT

The property is available at an initial rent of £250 per annum plus VAT.

SERVICE CHARGE

Service charge in the region of £70 + VAT pcm.

ENERGY PERFORMANCE CERTIFICATE

82 D

LEGAL COSTS

Each party will be responsible for their costs in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser / Tenant will be required to provide two forms of identification and proof of the source of income.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

CLIENT MONIES PROTECTION SCHEME

R A Jackson & Son LLP is a proud member of the RICS. The RICS Client Money Protection for Residential Agents scheme has been approved by Government under the The Client Money Protection Schemes for Property Agents (Approval and Designation of Schemes) Regulations 2018. This means that RICS registered firms holding money in the areas covered by the regulations, will have met the requirements under The Client Money Protection Scheme for Property Agents Regulations (2018) to belong to an approved scheme. Further information <https://www.rics.org/regulation/regulatory-schemes/client-money/cmp-scheme>

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.

Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings
Commercial Sales and Lettings
Professional Valuation of Commercial and Residential Property
Home-buyer Survey and Valuation
Property Management
Acquisition

To find out more please contact us on 0191 257 1253 or e mail:
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