

# LUGANO BUILDING

57 Melbourne Street, Newcastle upon Tyne NE1 2JQ

**Grade A Office Accommodation**

**6,000 sq ft (557 sq m)**

# LUGANO BUILDING



WATCH  
LUGANO BUILDING  
VIDEO





Contemporary 'loft style' offices

with stunning views  
towards the Tyne Bridge and Quayside



Executive office suite



# LUGANO BUILDING LOCATION NE1 2JQ

The Lugano Building is well located on the south side of Melbourne Street in the corner with Tower Street close to the A186 which links directly to the Central Motorway (A167) providing vehicular access to the Tyne Bridge and the A1/A19 North and South.

The building has views over the Tyne Bridge, Baltic and Sage sitting directly over the Quayside area and also close to Newcastle City Centre.



## DESCRIPTION



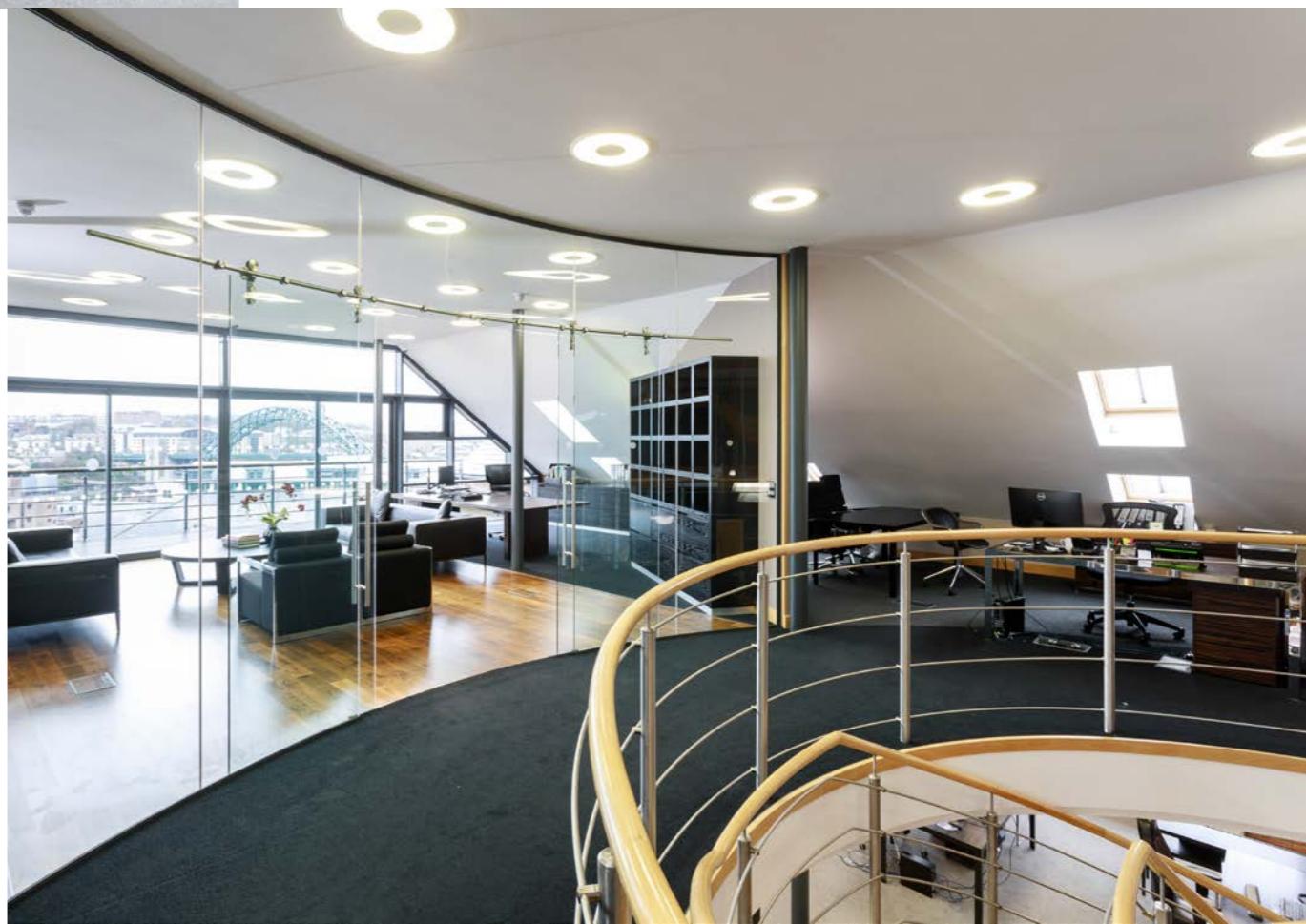
The Lugano Building is a former bonded warehouse which has been refurbished to provide contemporary 'loft style' offices fitted out to a Grade A standard.

The exposed industrial steel and brick has been carefully restored to compliment the modern interior with excellent natural light.

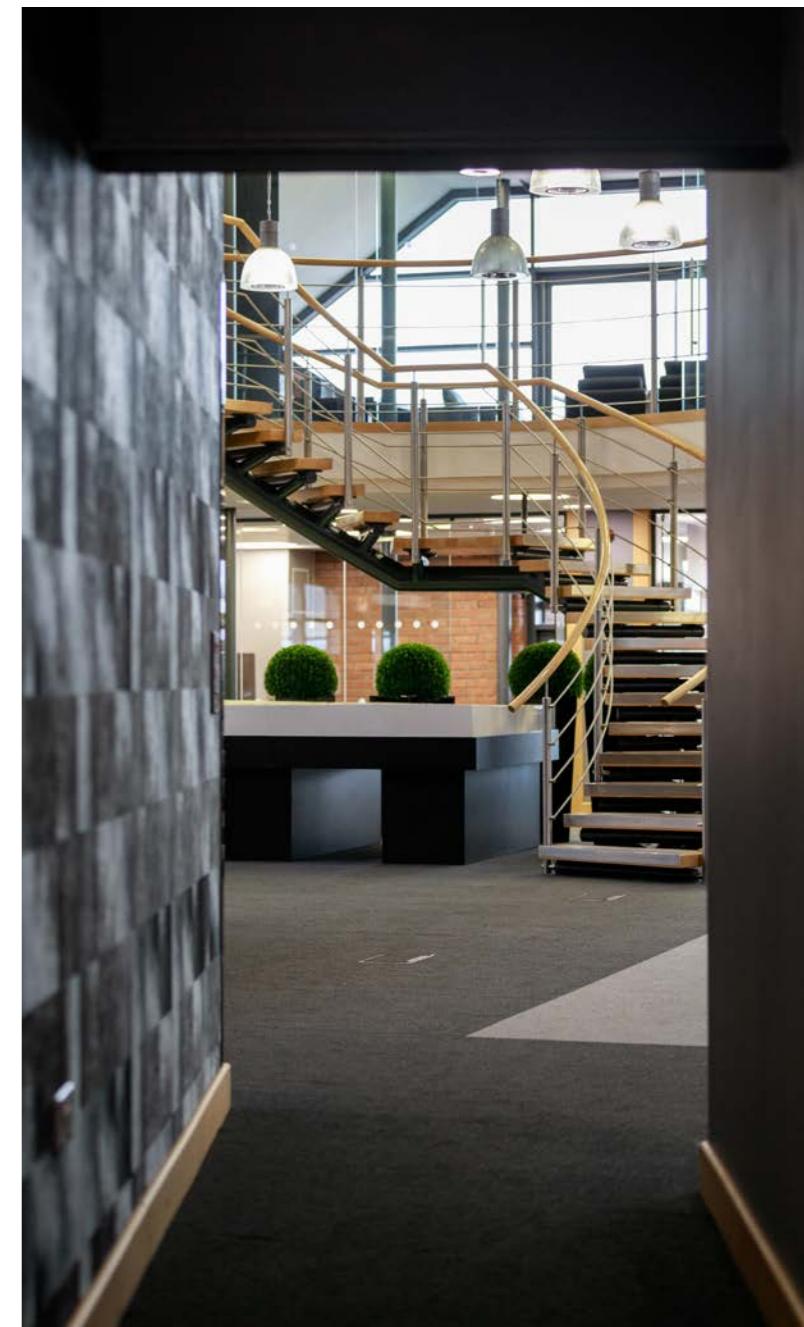
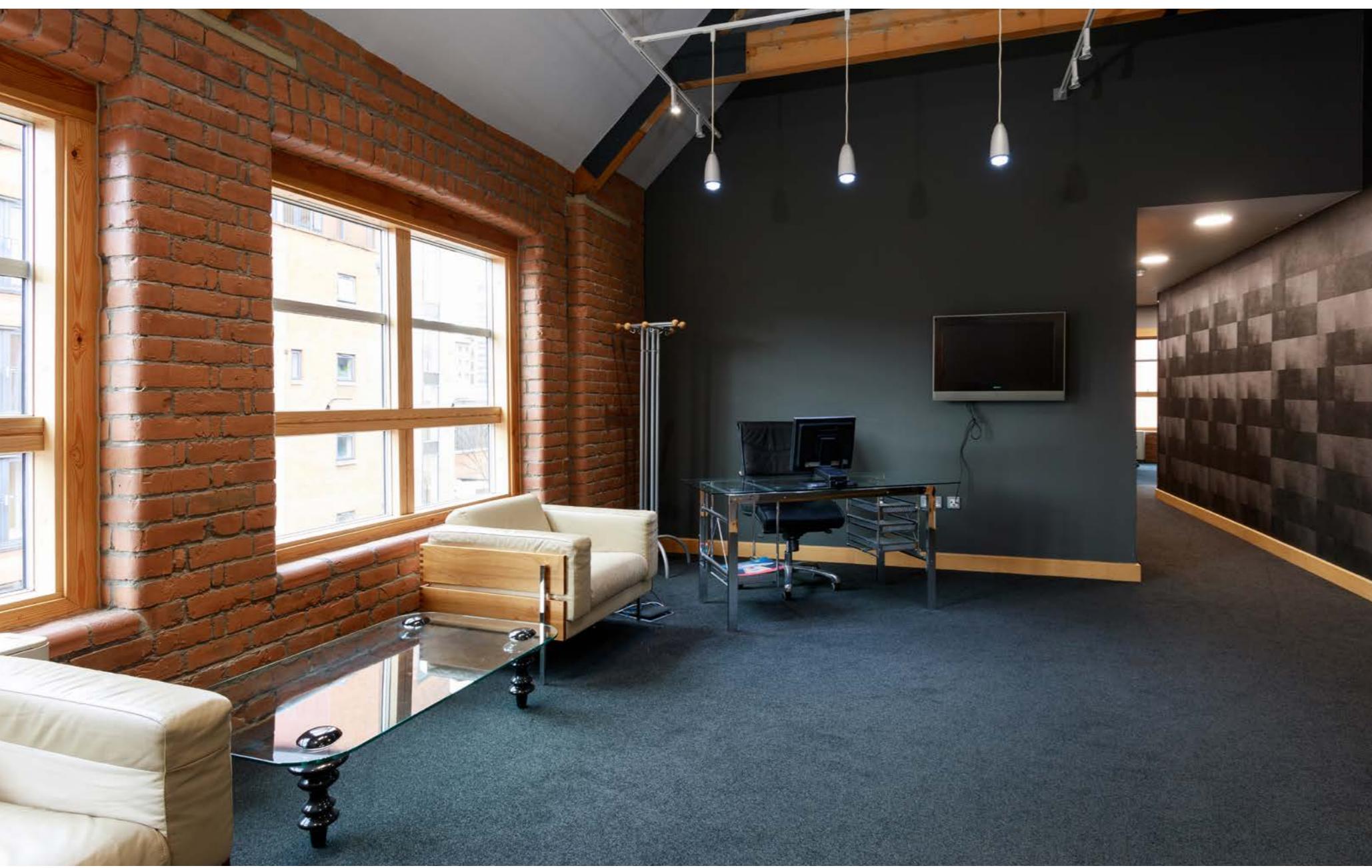
The available office suite is one of the best available in the market fully fitted with a private decked balcony overlooking the River and an internal staircase to an executive office suite on mezzanine level.

## SPECIFICATION

- + Comfort cooling
- + Raised floors
- + Partitioned offices
- + Male/Female & Disabled WC facilities
- + Fully fitted kitchenette
- + Private secure car park for 7 vehicles with a dedicated lift
- + Additional car parking may be available nearby



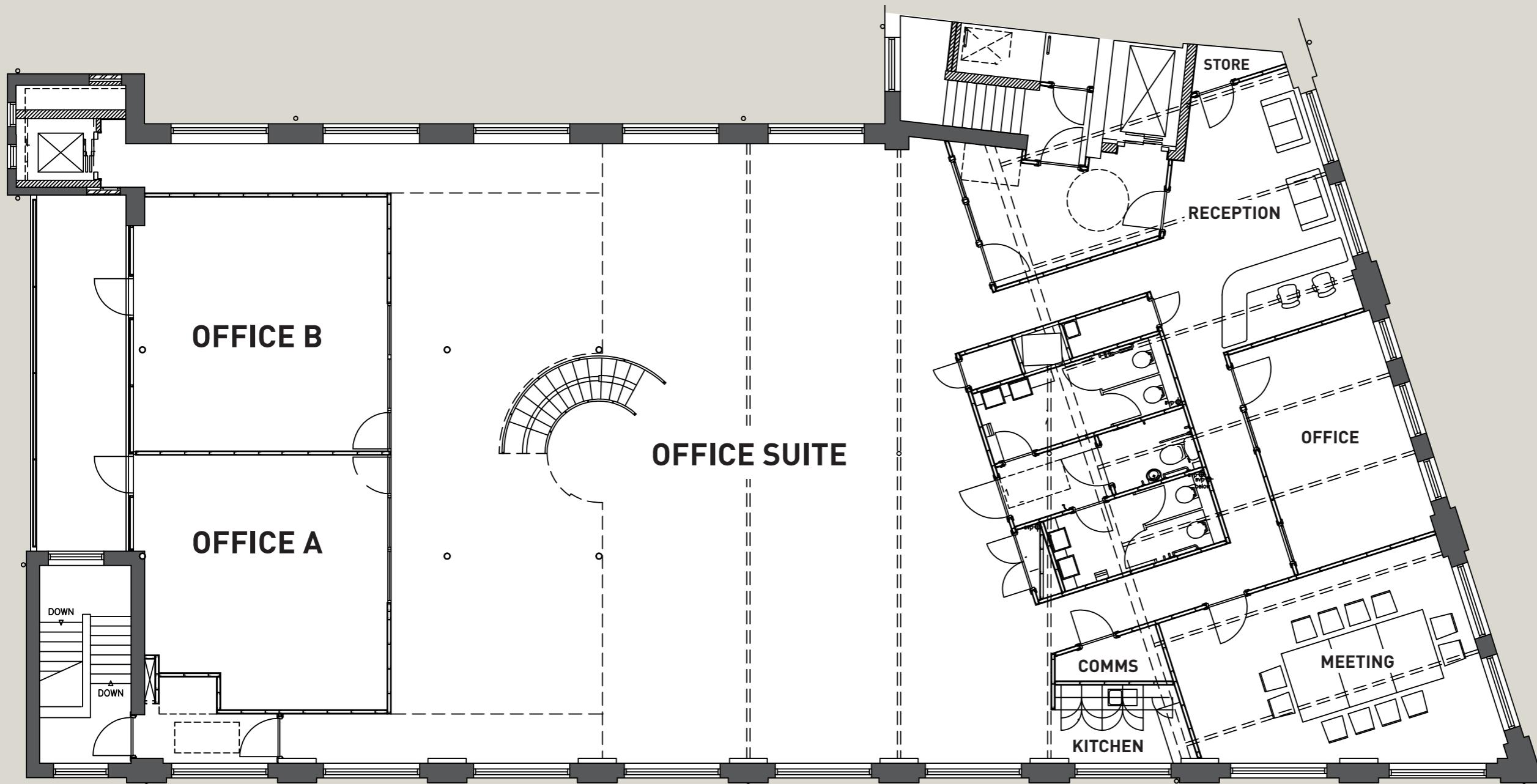




# ACCOMMODATION

The property comprises the following net internal areas:

	SQ M	SQ FT
Third Floor and Mezzanine	557	6,000



## LEASE

A new lease for a term by arrangement.

## RENT

£16.00psf exclusive.

## BUSINESS RATES

According to the VOA website the RV is £76,000 giving current rates payable of £6.92psf.

## SERVICE CHARGE

The service charge budget for the building is £3psf with utility charges separately invoiced and metered.

## EPC

The EPC rating is C 69.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## 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 the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London, SW1P 3AD. Telephone: 0204 7686 8555.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP and Lambert Smith Hampton on this basis and where silent, offers will be deemed net of VAT.

# CONTACT

**PARKER KNIGHTS**  
REAL ESTATE

**MICHAEL DOWNEY**

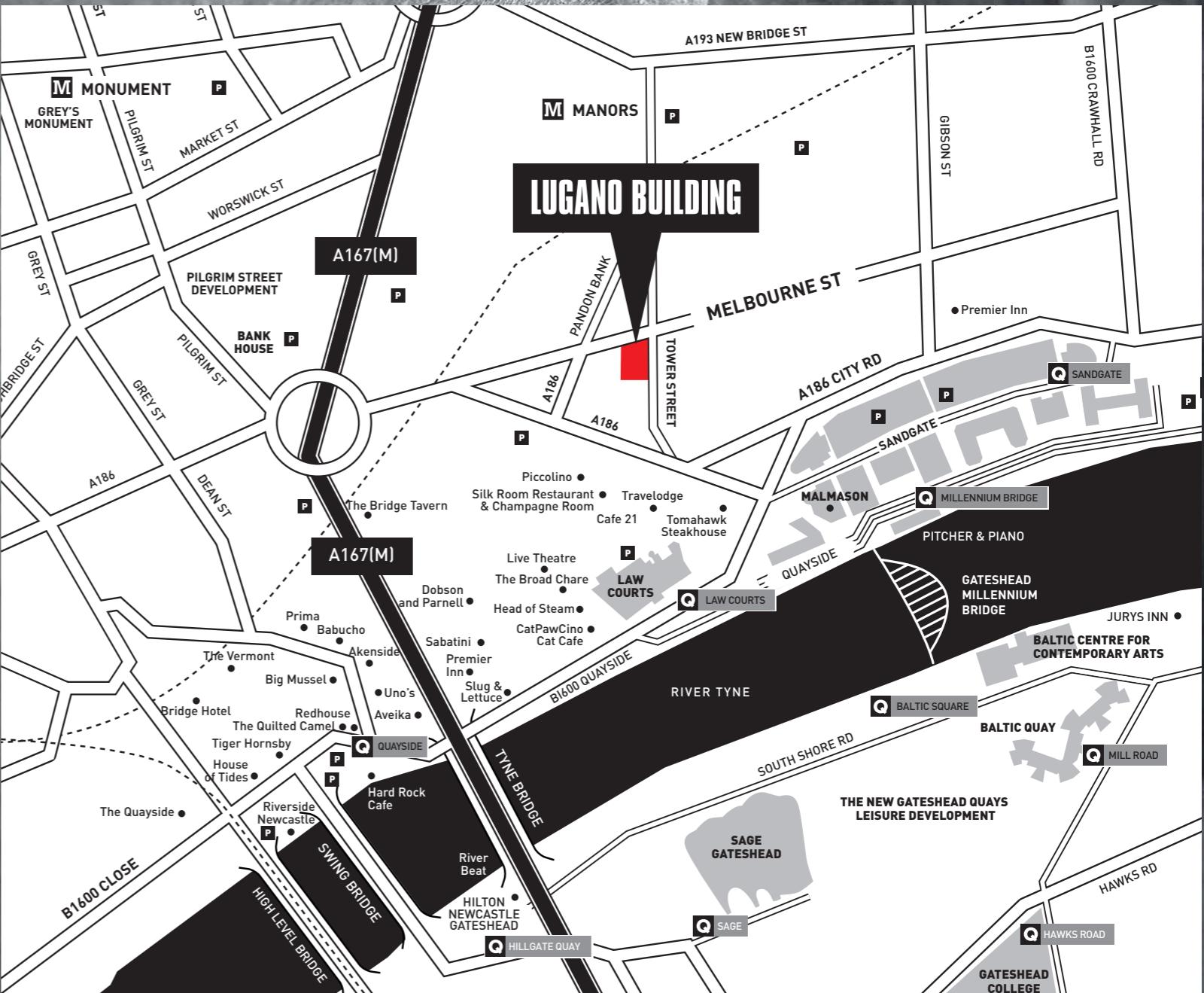
T: 0191 649 8924

[mdowney@parkerknights.co.uk](mailto:mdowney@parkerknights.co.uk)

**CAROLYN RIDLEY**

T: 0191 649 8924

[cridley@parkerknights.co.uk](mailto:cridley@parkerknights.co.uk)



MISDESCRIPTIONS DISCLAIMER

Parker Knights Limited give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property only and do not constitute any part of an offer or contract. 2. Any information contained in these particulars (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact or that the property is in good condition or otherwise nor that any services or facilities are in good working order. 3. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only. 4. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 5. No person in the employment of Naylor's Gavin Black or Lambert Smith Hampton have any authority to make or give any representation or warranty whatsoever in relation to this property. 6. This property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 7. Unless otherwise stated, no investigations have been made by or on behalf of Naylor's Gavin Black and Lambert Smith Hampton regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations as required. Particulars prepared November 2024.