LUGANO BUILDING

57 Melbourne Street, Newcastle upon Tyne NE1 2JQ

Grade A Office Accommodation

19,598 sq ft (1,820 sq m)

LUGANO BUILDING

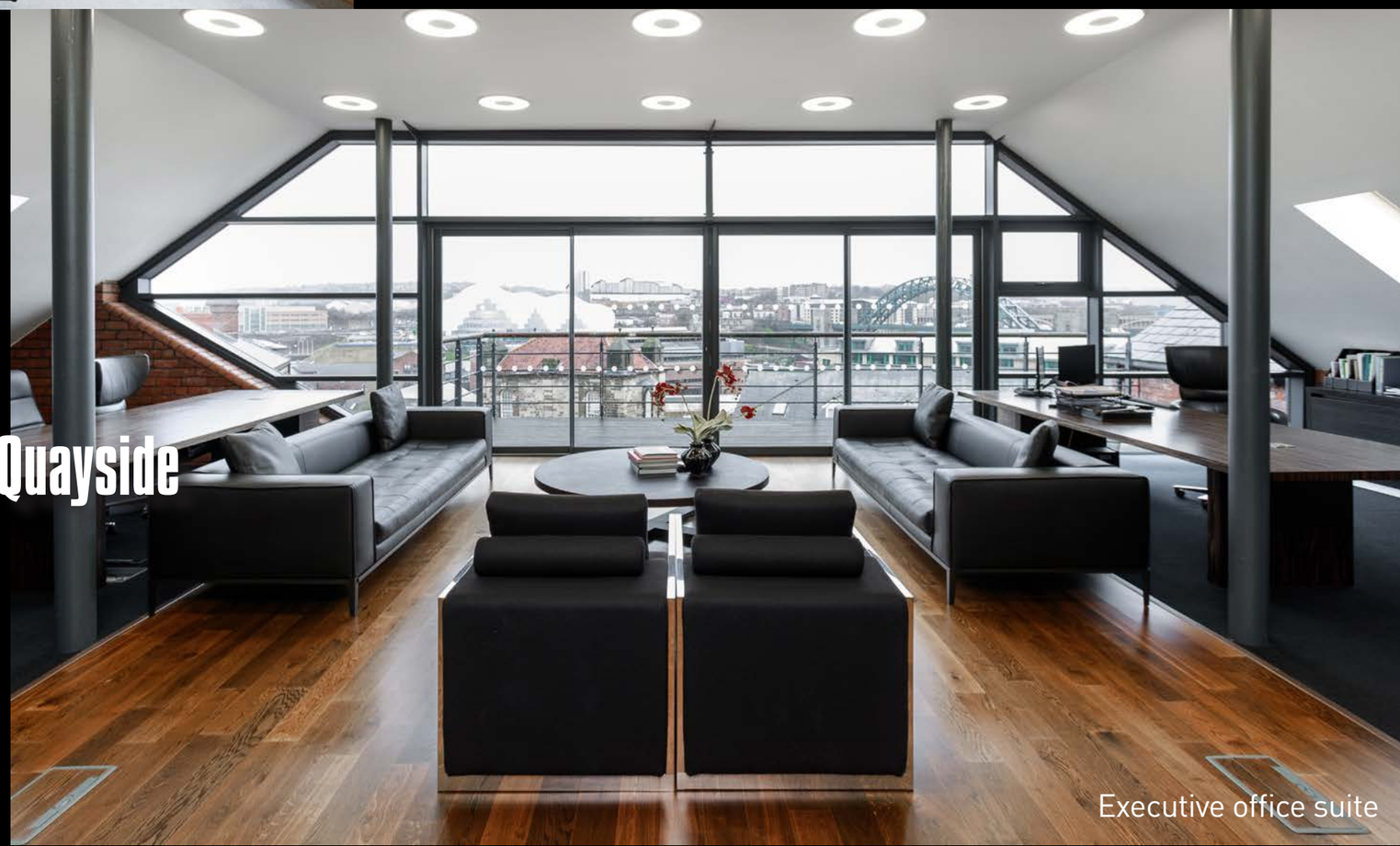
WATCH
LUGANO BUILDING
VIDEO



Contemporary ‘loft style’ offices

with stunning views

towards the Tyne Bridge and Quayside



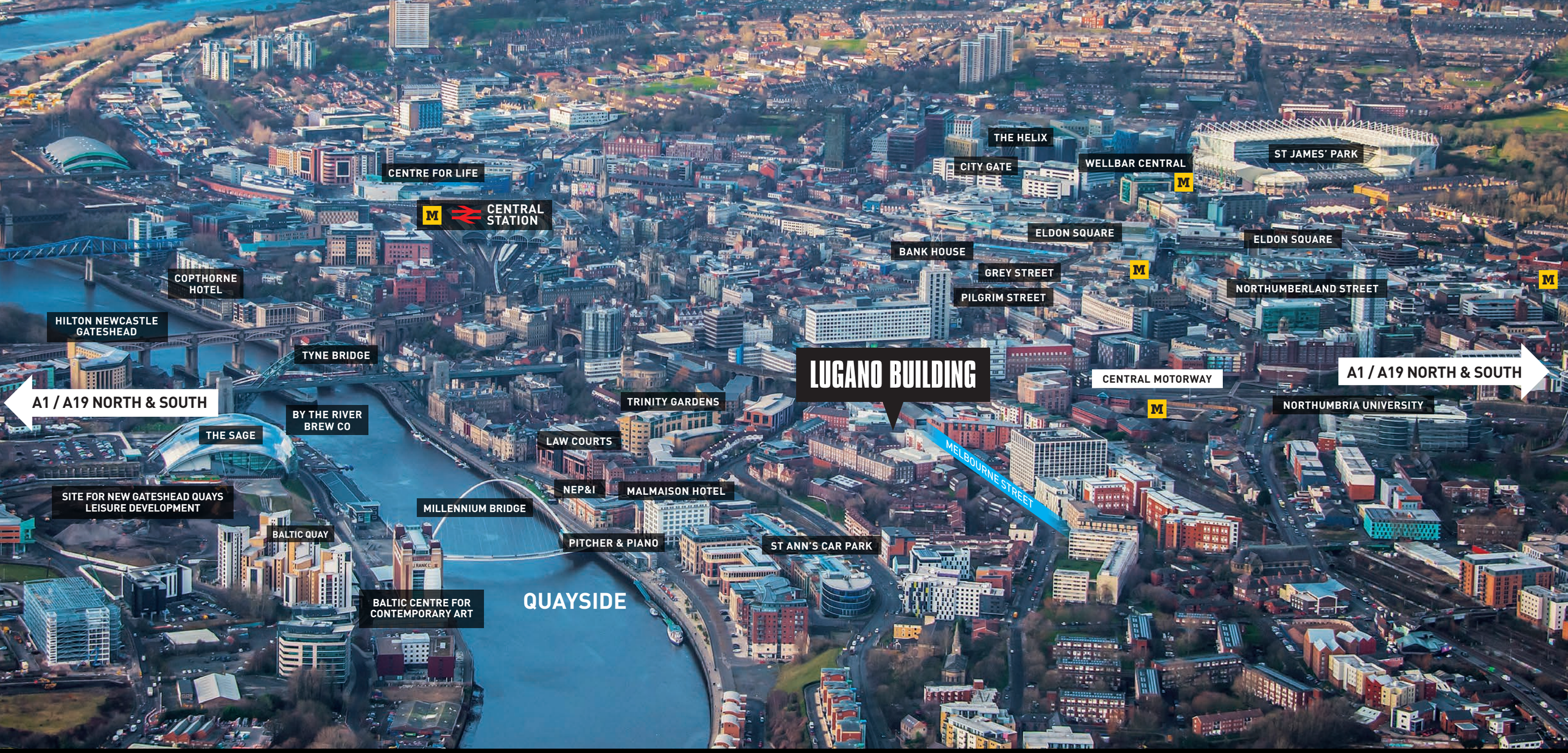
Executive office suite

Two floors of city centre office space





Potential for self contained with own front door



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.

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
- Reception

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.



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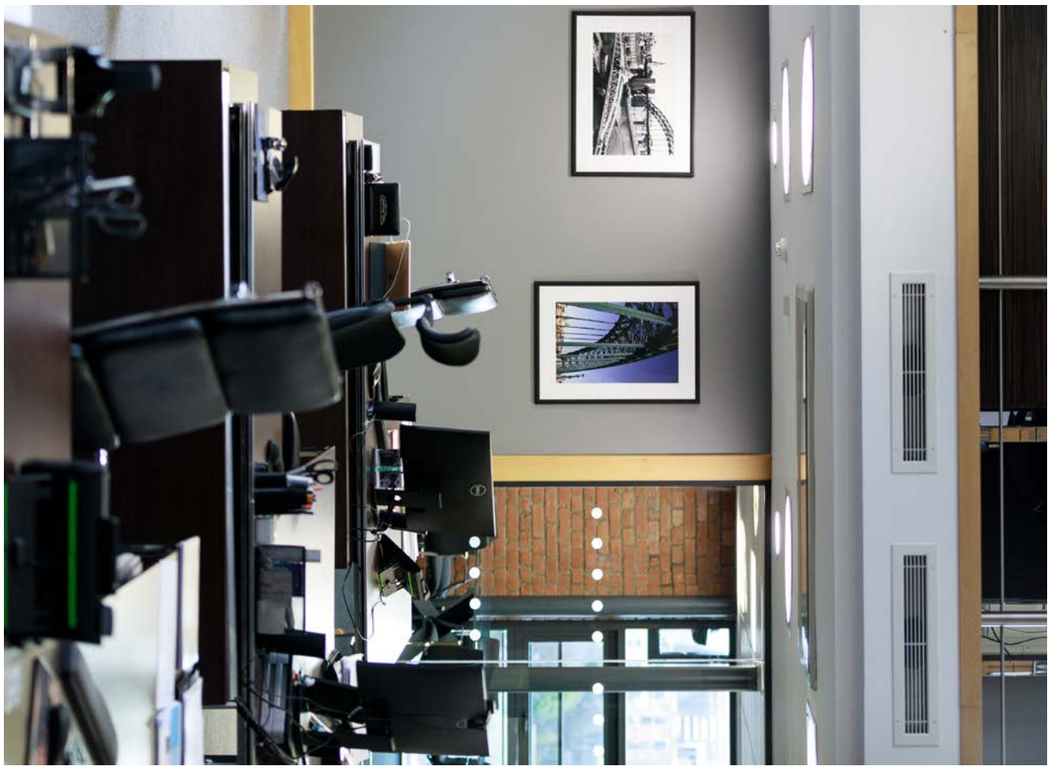
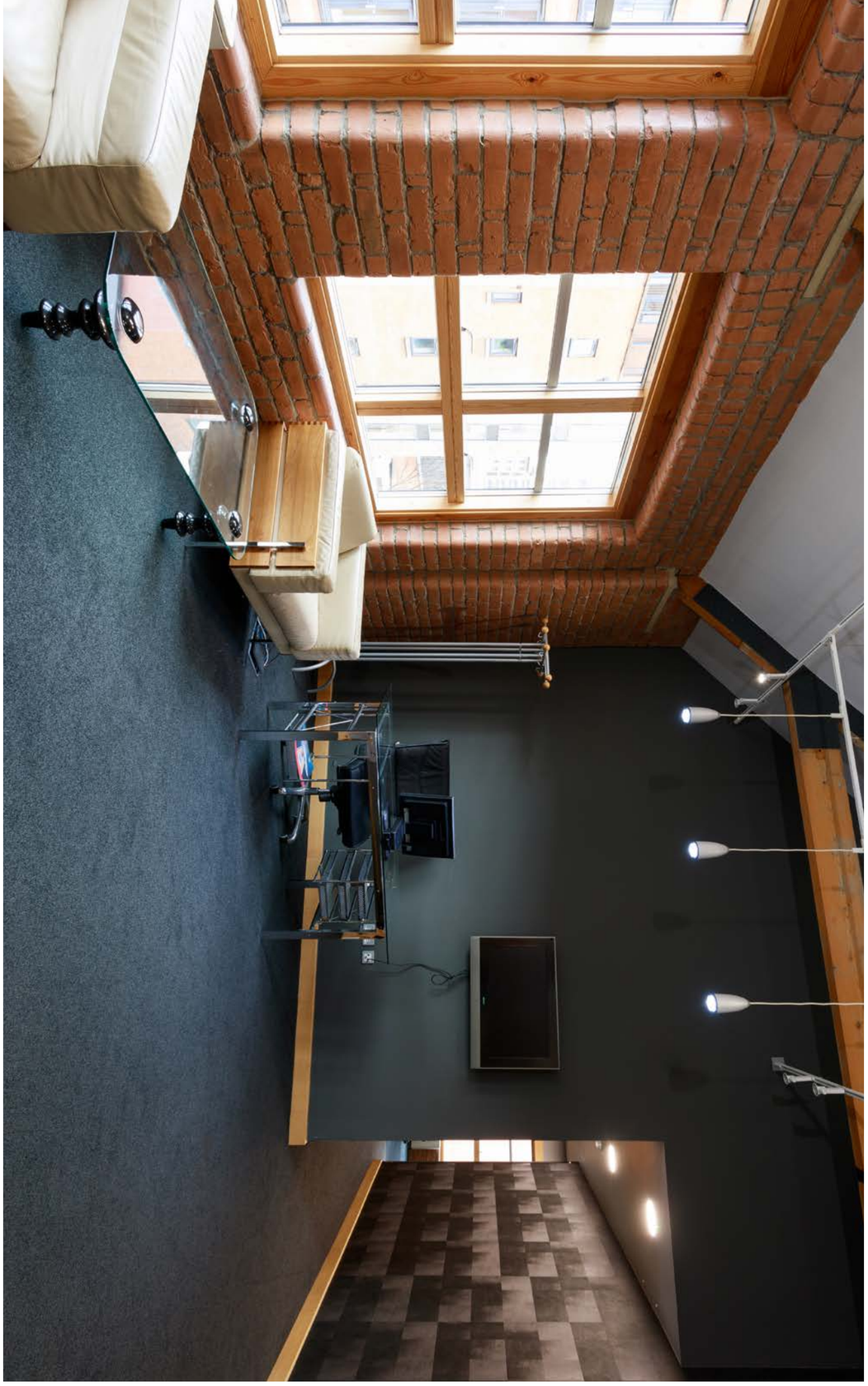










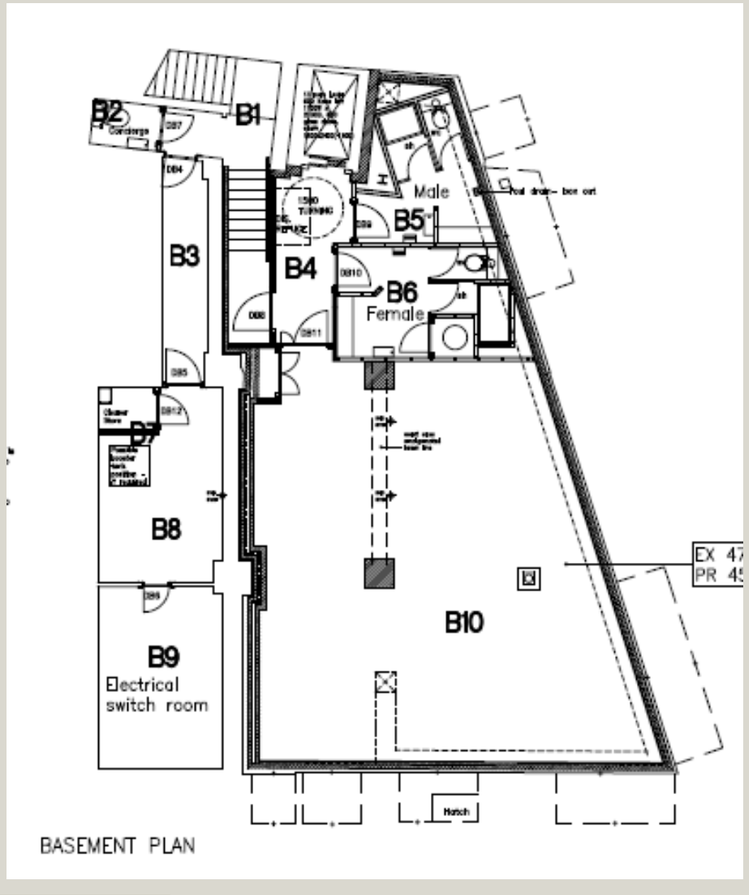


LUGANO BUILDING

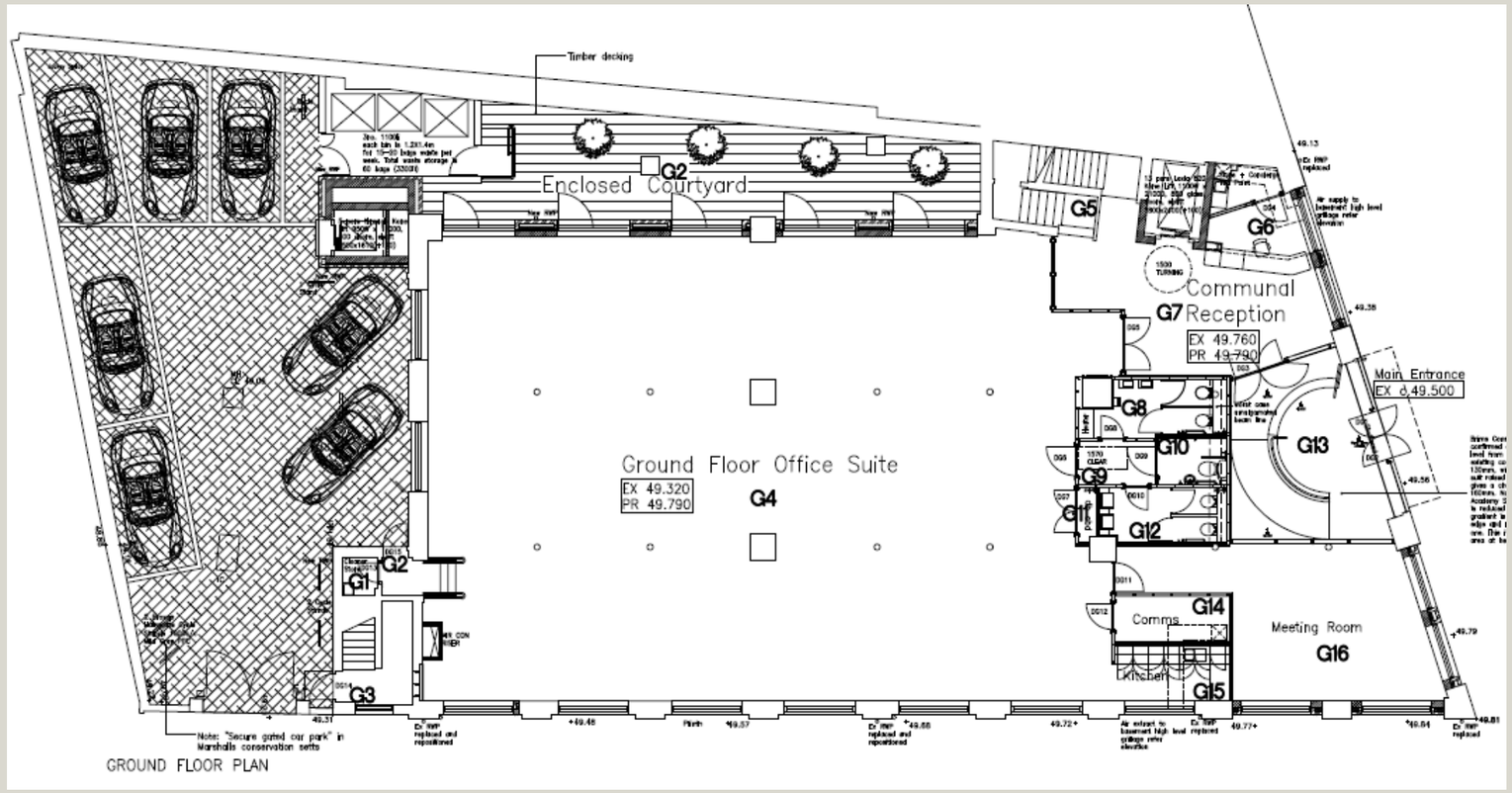
ACCOMMODATION

The property comprises the following net internal areas:

	SQ M	SQ FT
Basement	**110**	**1,187**
Ground Floor	**371**	**4,003**



BASEMENT PLAN



GROUND FLOOR PLAN

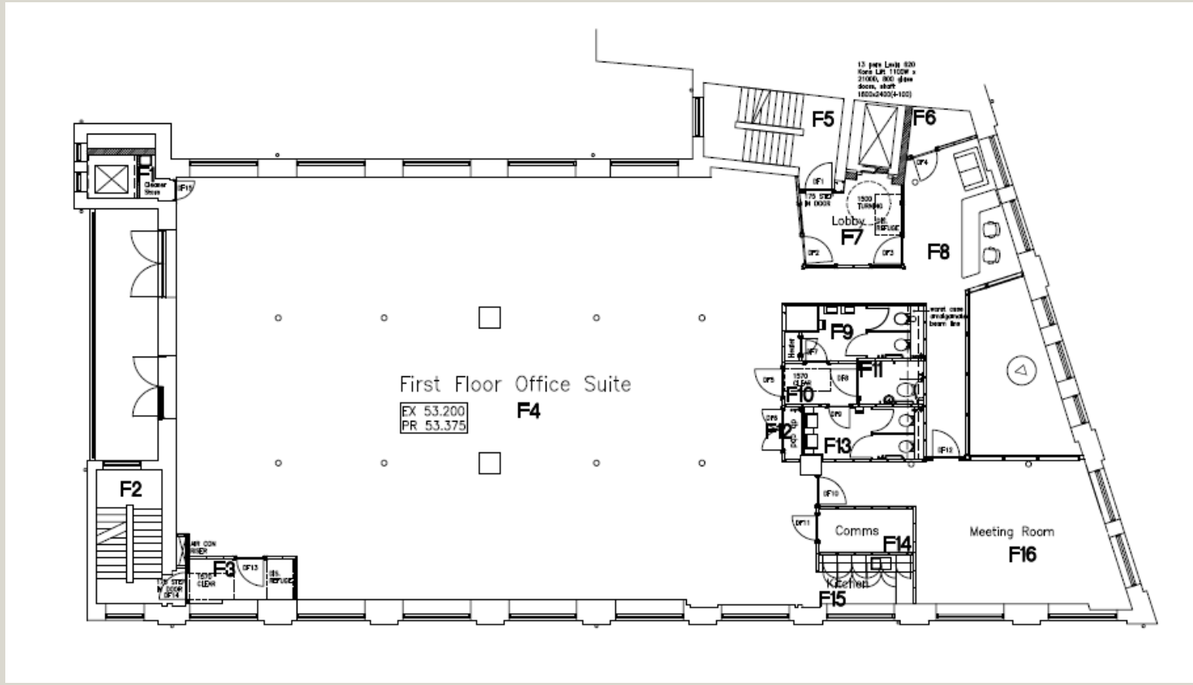
BUILDING

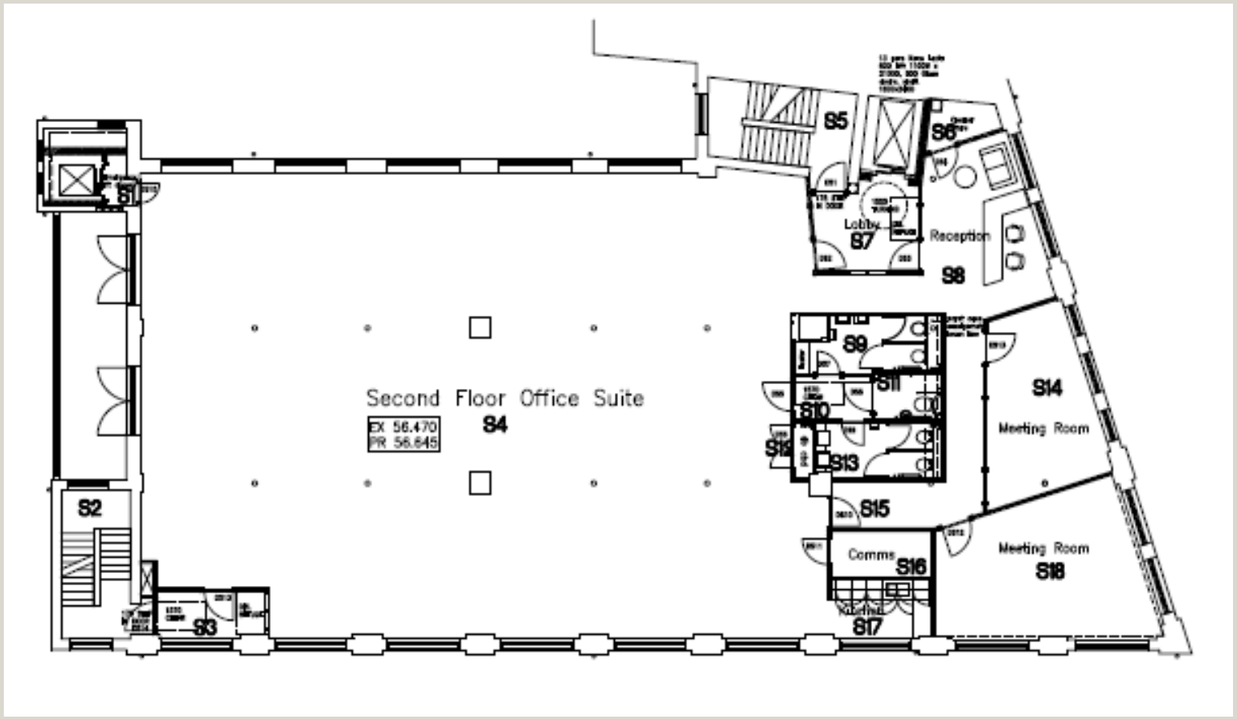
LOCANO

ACCOMMODATION

The property comprises the following net internal areas:

	SQ M	SQ FT
First Floor	**387**	**4,175**
Second Floor	**418**	**4,507**





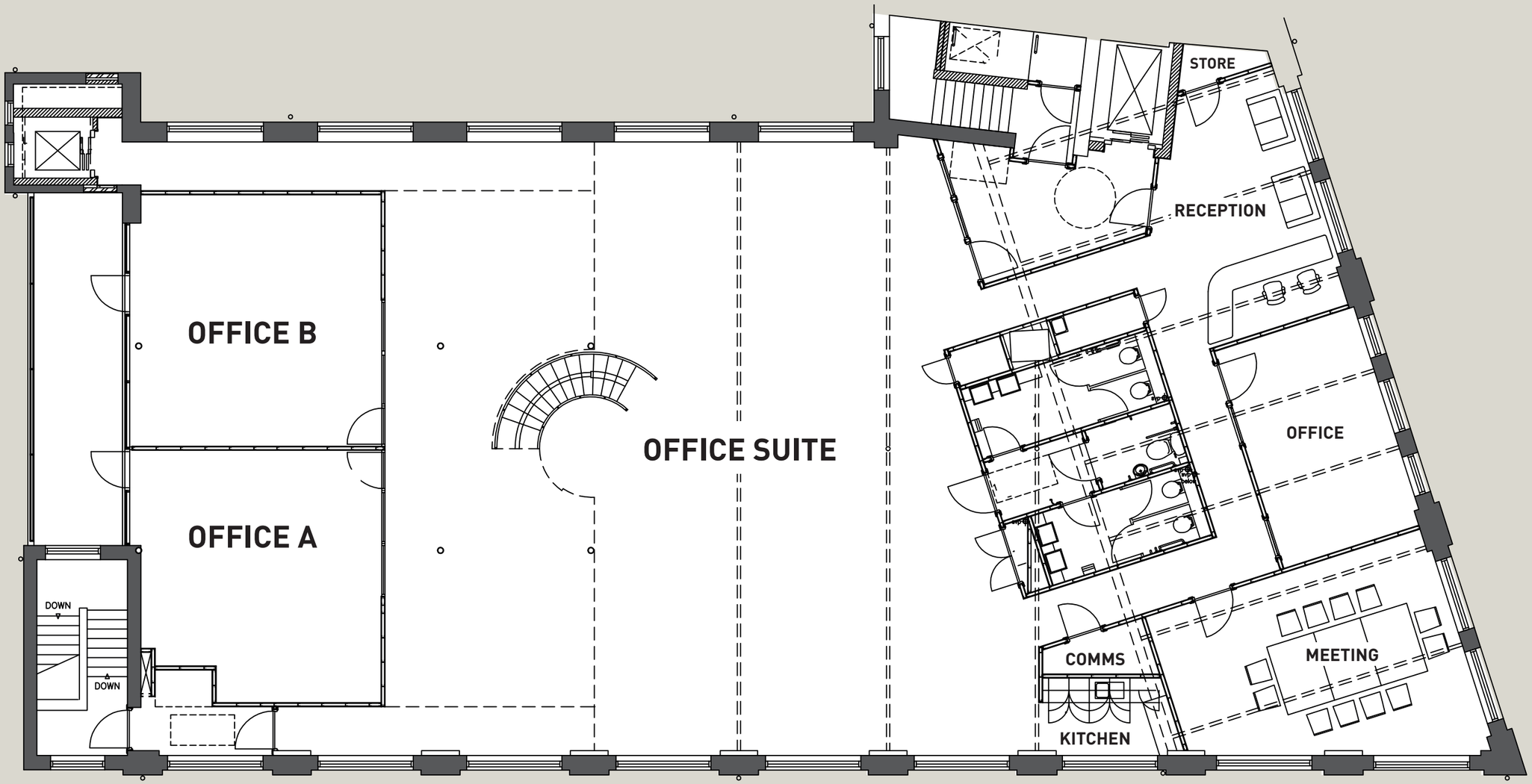
BUILDING

LUGANO

ACCOMMODATION

The property comprises the following net internal areas:

	SQ M	SQ FT
Third Floor and Mezzanine	**532**	**5,726**



LUGANO BUILDING

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 £3.00psf 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

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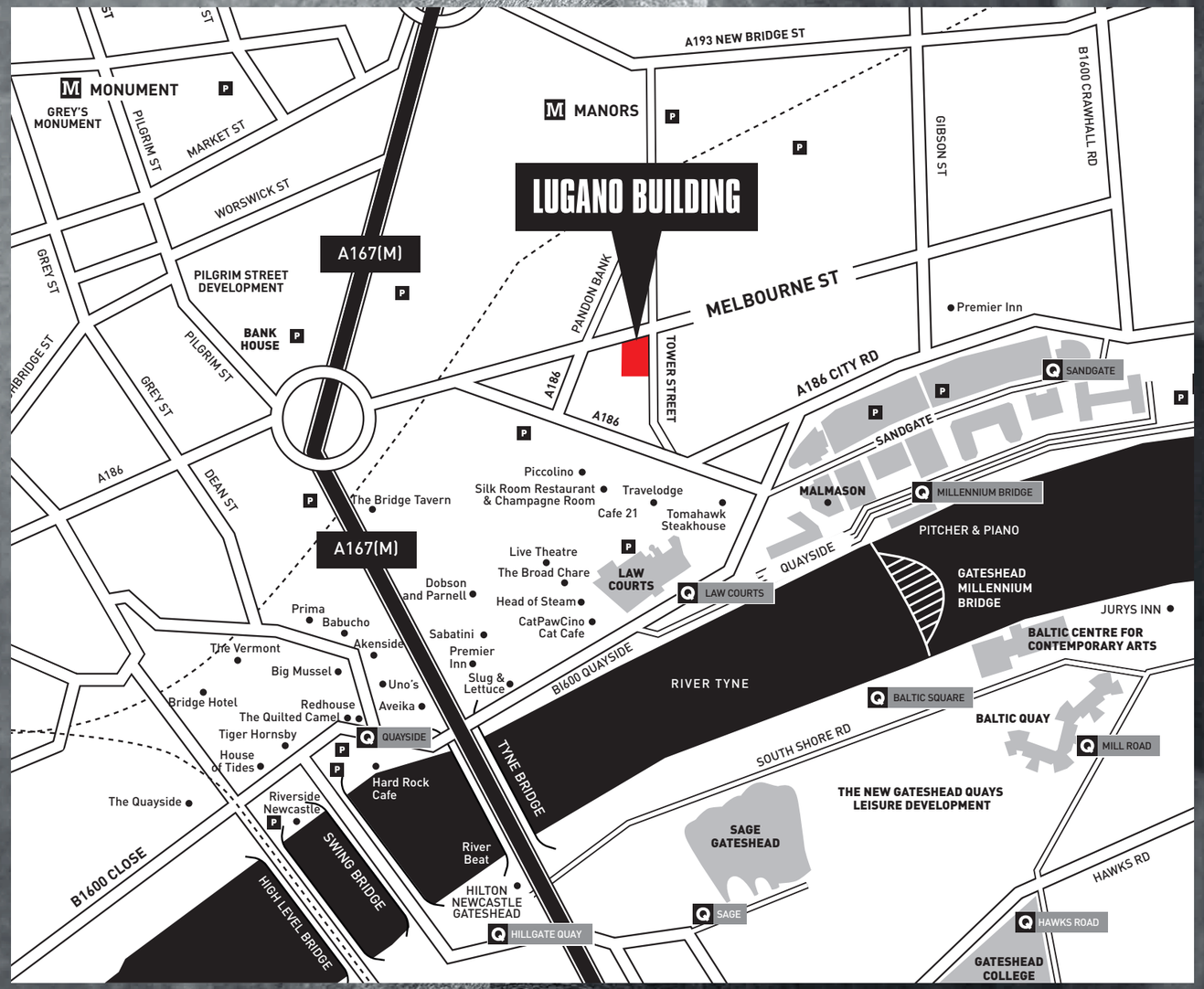

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