



ONE CITYGATE

1 GALLOWGATE
NEWCASTLE UPON TYNE, NE1 4XQ

PRIME REGIONAL OFFICE INVESTMENT



ONE CITYGATE

CITY GATE

SANDMAN SIGNATURE

HOTEL

AHEAD ONLY
BUS LANE

BEAN STACK



INVESTMENT SUMMARY

- Prime multi-let Grade A office investment in central Newcastle upon Tyne let to an exceptionally defensive covenant base of government bodies, listed banks, Big-4 LLPs and global consulting practices.
- Prominently positioned on Gallowgate at the head of St James' Boulevard, immediately neighbouring Newcastle Helix — the £350m, 24-acre innovation district at the heart of Newcastle upon Tyne, home to Newcastle University's National Innovation Centres for Data, Ageing and Energy Systems, and a fast-growing cluster of science, tech and professional occupiers.
- Excellent connectivity within the city's prime office quarter, with Newcastle's retail and leisure core on the doorstep, St James Metro immediately opposite, and Newcastle Central Station an 8-minute walk.
- Comprehensively refurbished to provide 83,712 sq ft (NIA) of office accommodation across two interconnected wings (East and West) over ground and seven upper floors.
- 1 Citygate benefits from an EPC rating of B48 following an extensive refurbishment programme.
- Currently producing £2,120,664 per annum from 10 tenants reflecting an average rent of £25.14 per sq ft.
- Exceptional tenant covenant base with income secured from key tenants including The Secretary of State, Ove Arup & Partners, UBS, Handelsbanken Plc, UBS, Ernst & Young and Burnetts Solicitors LLP.
- Attractive WAULT to expiry of 6.5 years to expiry and 4.3 years to break.
- Reversionary to circa £2,290,689 offering the ability for further yield enhancement.
- Prime Newcastle Upon Tyne Headline rents are expected to achieve £40,00 psf in early 2027.

Offers are sought in excess of £20,375,000 (Twenty Million Three Hundred and Seventy Five Thousand Pounds) subject to contract and exclusive of VAT. A purchase at this price reflects a NIY of 9.75% assuming standard purchaser's costs with a reversionary yield of 10.53%. This equates to a low capital value £243 per sq ft.



PILGRIM'S QUARTER

ELDON SQUARE

GRAINGER MARKET

ST JAMES' PARK

TYNE BRIDGE

THE GATE

ONE CITYGATE

NEWCASTLE



LIFE SCIENCE CENTRE

HELIX QUARTER

WHY INVEST IN NEWCASTLE UPON TYNE



A THRIVING REGIONAL CAPITAL

Newcastle is the commercial, financial and cultural capital of North East England, serving a regional population of over 2 million people.



EXCEPTIONAL CONNECTIVITY

With direct rail services to London, Edinburgh and major UK cities, an international airport, and excellent road networks, Newcastle provides outstanding national and international connectivity.



ACCESS TO OUTSTANDING TALENT

Home to world-leading universities producing thousands of graduates each year, Newcastle offers businesses access to a highly skilled and diverse workforce.



COMPETITIVE BUSINESS COSTS

Occupiers benefit from significantly lower office and operating costs compared with London and many other major UK cities, helping businesses maximise value.



A GROWING KNOWLEDGE ECONOMY

Newcastle is recognised for strengths in technology, life sciences, digital industries, professional services, energy and advanced manufacturing, supported by continued public and private investment.



A PROVEN BUSINESS LOCATION

Global organisations alongside innovative SMEs have chosen Newcastle as their base, attracted by its skilled workforce, infrastructure and supportive business environment.



TRANSFORMATIONAL REGENERATION

Billions of pounds of investment continue to reshape the city centre, delivering new commercial developments, public spaces, transport improvements and mixed-use neighbourhoods.



OUTSTANDING QUALITY OF LIFE

A vibrant city renowned for its cultural attractions, restaurants, retail, nightlife and green spaces helps businesses attract and retain top talent.



SUSTAINABILITY AND INNOVATION

Newcastle is committed to becoming a net zero city, with investment in sustainable transport, low-carbon infrastructure and smart city initiatives.



STRONG INVESTMENT FUNDAMENTALS

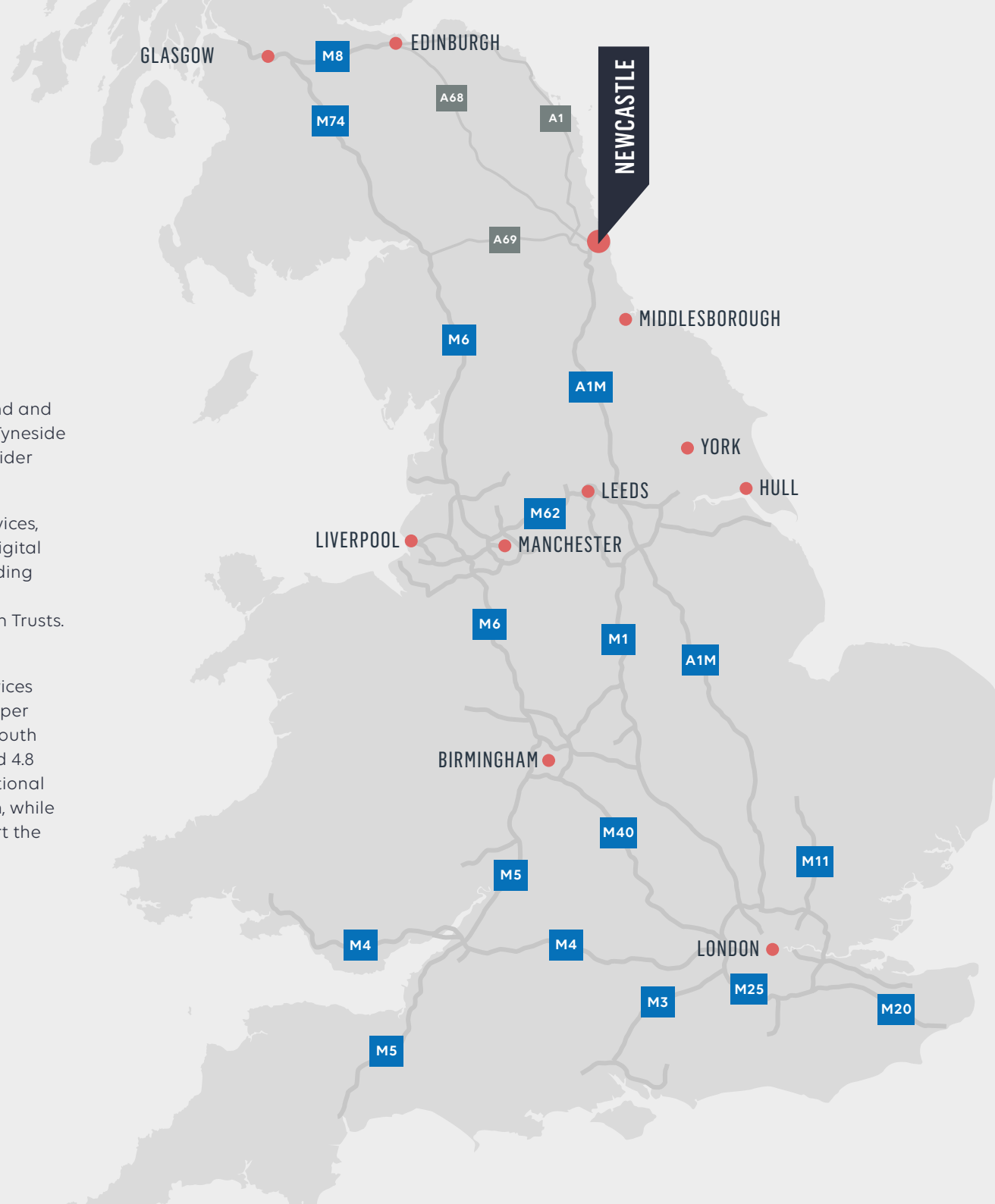
The city continues to experience sustained demand for high-quality office accommodation, supported by occupier growth, inward investment and an expanding knowledge-based economy.

LOCATION

Newcastle upon Tyne is the regional capital of North East England and the principal commercial, retail and cultural centre of the wider Tyneside conurbation, with a metropolitan population of 840,000 and a wider catchment of 1.65 million within a 30-minute drive.

The local economy is anchored by financial and professional services, government, healthcare and a rapidly expanding technology / digital sector. Major employers in the city include HMRC, Newcastle Building Society, Sage Group plc (FTSE 100), the Department for Work and Pensions, Newcastle University and the city's two NHS Foundation Trusts.

Newcastle benefits from outstanding national and international connectivity. Newcastle Central Station provides direct LNER services to London Kings Cross in c. 2 hours 50 minutes, with c. 50 services per day, and direct connections to Edinburgh, Birmingham and the South West. Newcastle International Airport (8 miles north-west) carried 4.8 million passengers in 2024 with direct services to over 80 international destinations. The A1(M) and A19 provide road access north-south, while Newcastle Quayside Cruise Terminal and the Port of Tyne support the regional logistics base.





SITUATION

1 Citygate occupies a prominent position on St James Boulevard, a key arterial route running north–south through the western edge of Newcastle city centre and immediately adjacent to St James' Park (home of Newcastle United Football Club).

The property is exceptionally well-connected by public transport. St James Metro station (Tyne and Wear Metro) is 250 metres to the north, providing 3-minute direct services to Newcastle Central rail station. Central Station itself is an 8 minute walk via Westgate Road, with the LNER East Coast Mainline service to London Kings Cross. By road, the A1(M) is roughly an 11-minute drive and Newcastle International Airport around a 10-minute journey. The Quayside, Theatre Royal, Grey Street, Grainger Market, Eldon Square and The Gate shopping/leisure destinations and the Grainger Town conservation area are all within a 10-minute walk, putting the building's occupiers close to a broad mix of retail, dining and cultural amenity.

The immediate locality is undergoing rapid regeneration. The Newcastle Helix Innovation District (10 minutes' walk) is a 24-acre joint venture between Newcastle City Council, Newcastle University and Legal & General, hosting The Spark (Womble Bond Dickinson, Nexus, Leonardo UK, National Audit Office, Arden University), The Catalyst (life sciences), The Core (digital technologies) and The Lumen (Grade A speculative office). Pilgrim's Quarter — the £2bn government-anchored regeneration scheme bringing HMRC (460,000 sq ft) and DWP (173,245 sq ft) to the city centre — sits a 12-minute walk to the east.



DESCRIPTION

1 Citygate is a self-contained Grade A multi-let office building totalling 83,712 sq ft (NIA) arranged over ground and seven upper floors. The building is configured as two interconnected wings, the East Wing comprising 4 storeys and the West Wing comprising 7 storeys. The East Wing benefits from its own dedicated reception, whilst the main building reception services the multi-let West Wing.

The building has an EPC rating of B48 following an extensive refurbishment programme, including recent sustainability-led plant upgrades.



1 Citygate has been largely refurbished by the current owner in phases, most recently between 2022–26. The refurbishment programme delivered a Cat-A specification, including:

- ▮ Refurbished lift lobbies and a remodelled double-height reception with feature coffee point and business lounge
- ▮ Full-access raised floors, VRV / VRF air conditioning
- ▮ Air Source Heat Pump installed on the roof
- ▮ Electric supplied hot water
- ▮ LED lighting
- ▮ Accessible WC and shower facilities on every floor

The plant has been upgraded to include new air-handling, with a chiller replacement programme completed in 2026, and a future-ready M&E infrastructure enabling further floor-by-floor Cat-A intervention without disruption to other tenants.





SPECIFICATION



Manned reception with concierge desk and feature coffee point and meeting area



24-hour secure access with full CCTV



4 × 13-person passenger lifts (East and West cores)



Secure cycle storage, showers, drying rooms and lockers



Bookable meeting rooms and communal breakout / business lounge space



41 on site car parking spaces including 2 dedicated EV charging bays



ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following net internal areas:

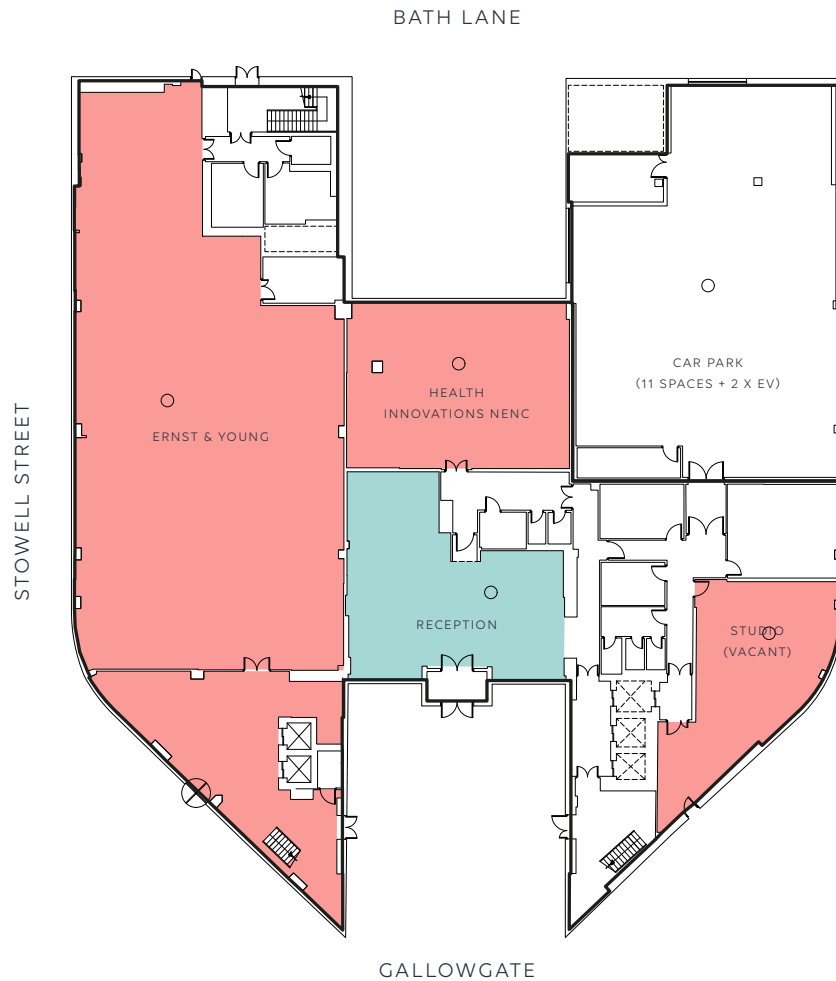
DEMISE	WING	USE	AREA SQ M	AREA SQ FT
Seventh	West	Office	515.59	5,550
Sixth	West	Office	463.23	4,986
Fifth	West	Office	530.02	5,705
Fourth	West	Office	1,377.65	14,829
Third	West	Office	1,391.69	14,980
Second	East/West	Office	1,245.56	13,407
First	East/West	Office	1,281.50	13,794
Ground	East/West	Office	743.96	8,008
		Receptions	227.94	2,453
TOTAL			7,777.14	83,712

A detailed breakdown of individual demises is shown within the tenancy schedule. Plans, floor layouts and the full measured survey pack are available in the data room.

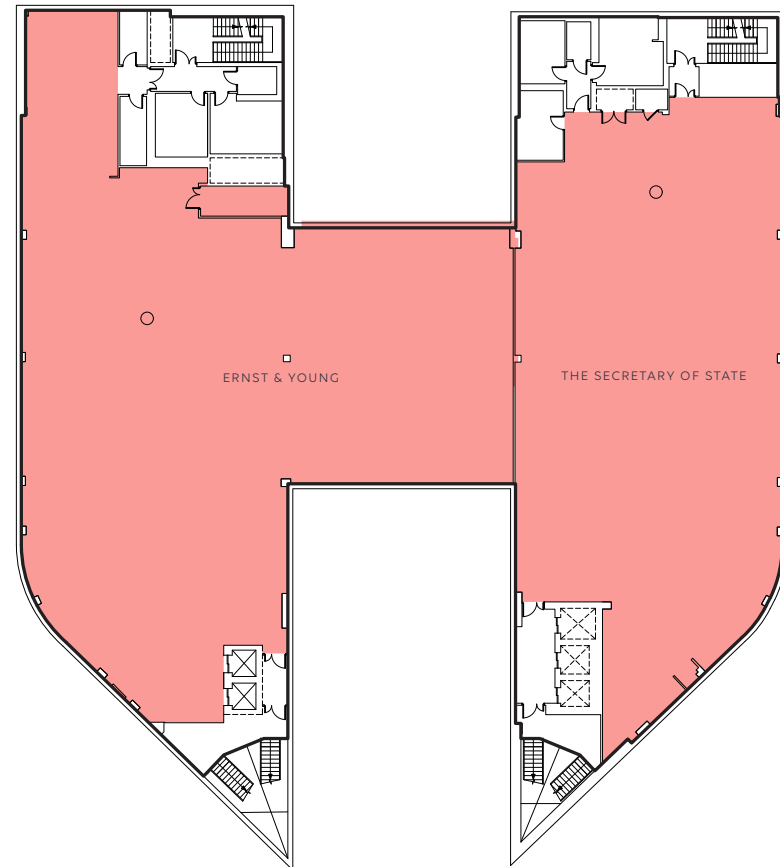
TYPICAL FLOOR PLANS

Not to scale.
Indicative only.

GROUND FLOOR



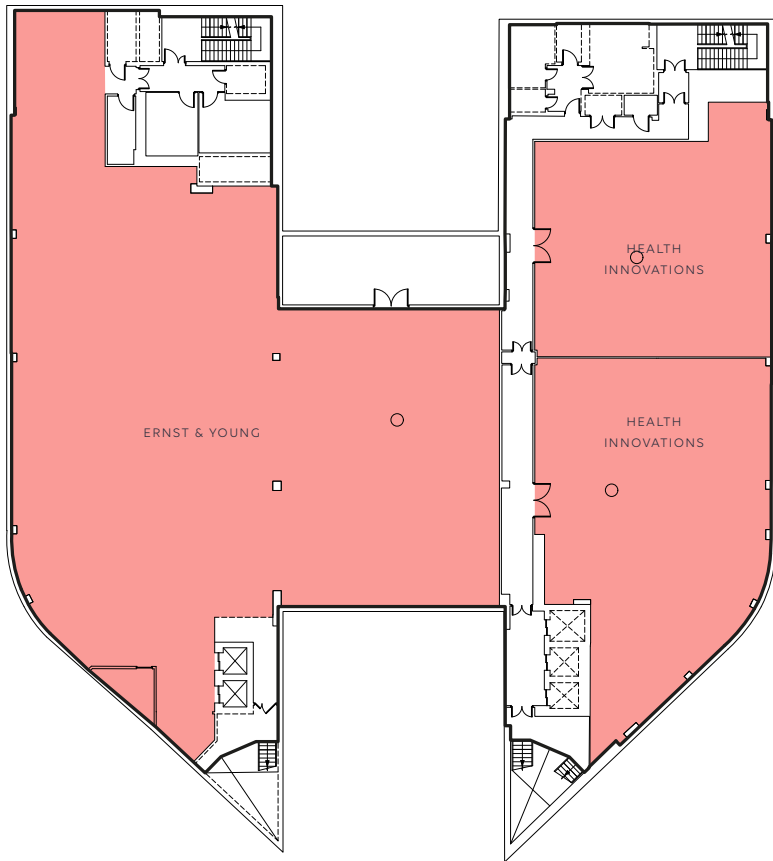
FIRST FLOOR



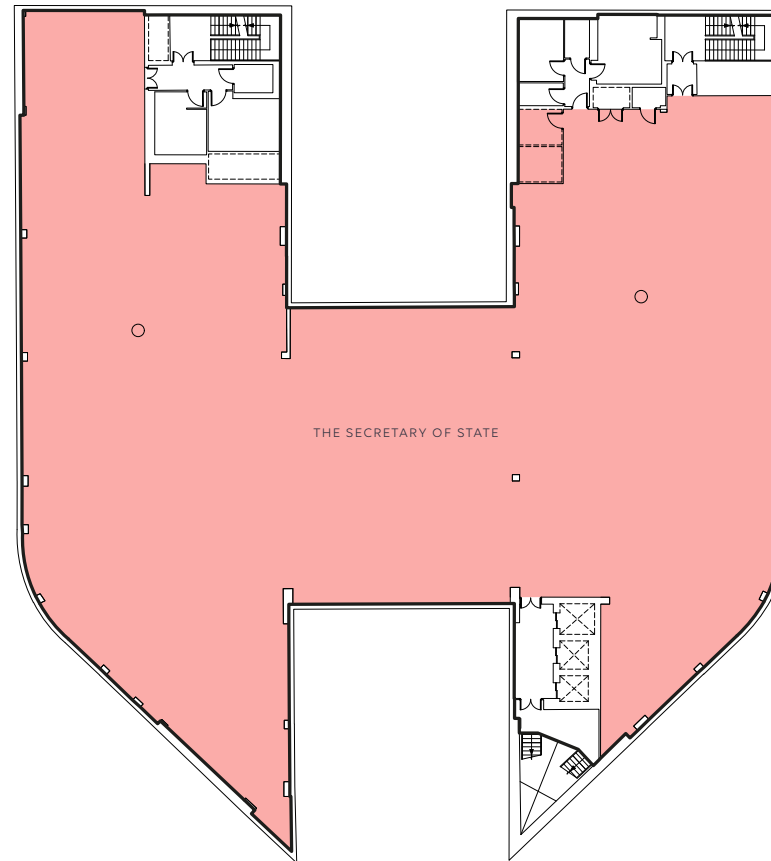
FLOOR PLANS

Not to scale.
Indicative only.

SECOND FLOOR

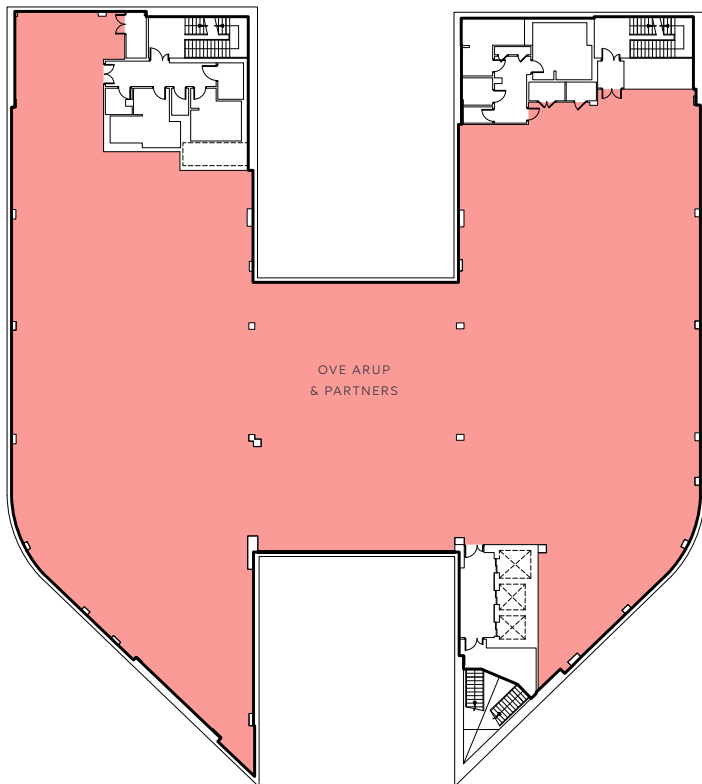


THIRD FLOOR

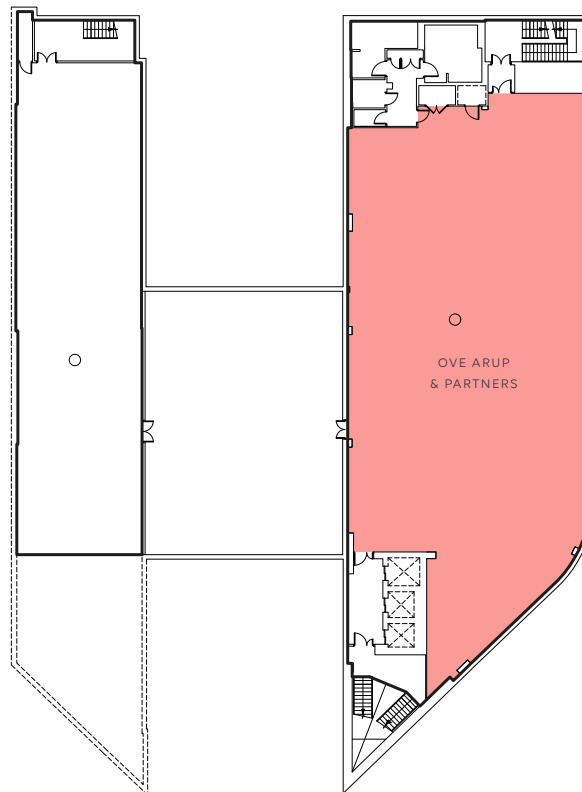


FLOOR PLANS

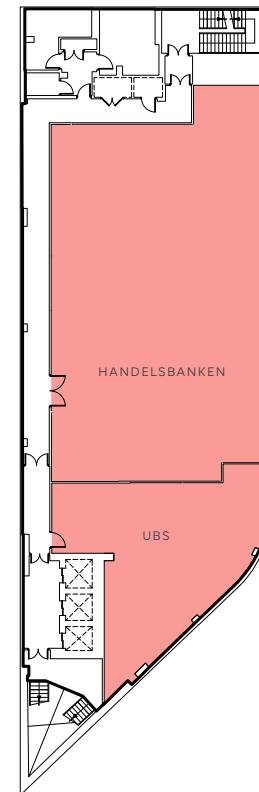
FOURTH FLOOR



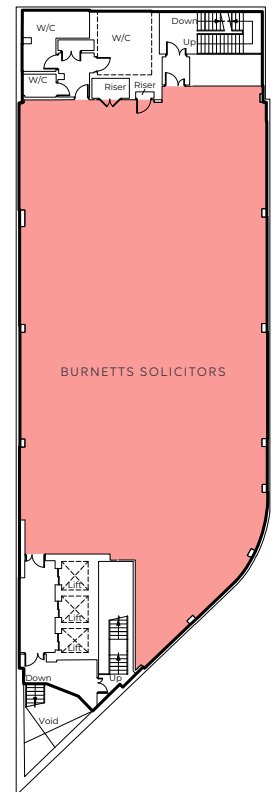
FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR





ONE
CITY GATE

TENURE

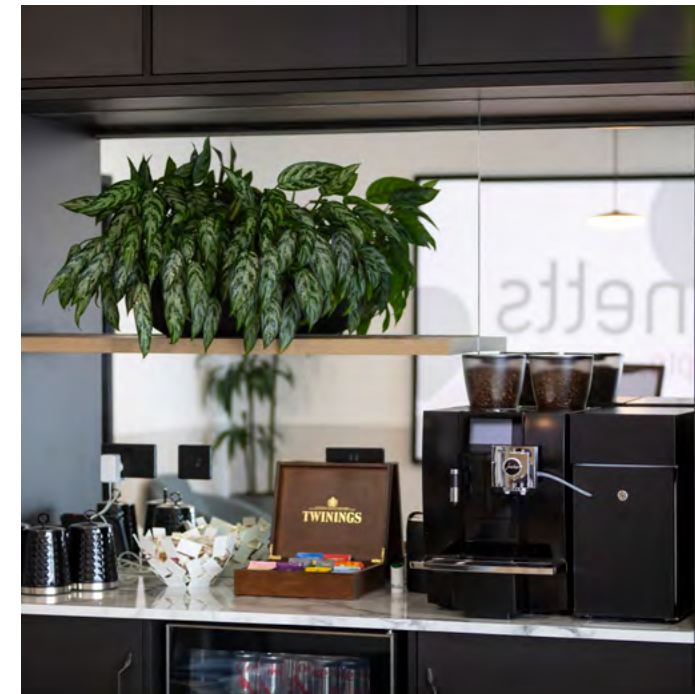
1 Citygate is held freehold under title number TY394714.



 Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved.

SERVICE CHARGE

The 2026/27 service charge budget (ending March 2027) totals £1.21 million, equating to an average of £14.68 per sq ft. Due to one off exceptional expenditure relating to replacement of air conditioning chillers at a cost of £340,000 which has led to the service charge having a £34,063 irrecoverable shortfall in 26/27. For future years no shortfall is anticipated.



TENANCY

The property is let to 9 tenants over 11 leases (+ car parking licences)
as per the tenancy schedule below:

UNIT	TENANT	AREA (SQ FT)	AREA (SQ M)	START	EXPIRY	BREAK	NEXT RENT REVIEW	RENT £PA	RENT £/SQ FT*	ERV £PA	ERV £/SQ FT	CAR SPACES	COMMENTS
West 7th floor	Burnetts Solicitors LLP	5,550	516	26/09/2023	25/09/2033	26/09/2028	26/09/2028	£135,672	£23.90	£158,400	£28.00	2	3 months rent free if tenant does not exercise break clause. Outside 1954 Act.
West 6th floor Suite A	Handelsbanken Plc	3,682	342	15/11/2023	14/11/2033	15/11/2028	15/11/2028	£91,608	£24.07	£111,619	£29.50	2	4 months rent free if tenant does not exercise break clause. 2026/27 service charge cap (reviewed by RPI) creates £9,039 landlord shortfall for current year.
West 6th floor Suite B	UBS AG	1,304	121	08/07/2024	07/07/2029	08/07/2027		£37,608	£27.69	£39,968	£29.50	1	2 months rent free if tenant does not exercise break clause.
West 5th floor	Ove Arup & Partners International Limited	5,705	530	18/05/2026	17/05/2041	18/05/2036	18/05/2031	£157,172	£27.29	£161,240	£28.00	1	6 months rent free if tenant does not break. Tenant has right of first refusal over other vacancy within the building. Vendor to top up the initial rent free period from completion.
West 4th floor	Ove Arup & Partners International Limited	14,829	1,378	18/05/2026	17/05/2041	18/05/2036	18/05/2031	£415,208	£27.70	£419,712	£28.00	3	6 months rent free if tenant does not break. Tenant has right of first refusal over other vacancy within the building. Vendor to top up the initial rent free period from completion.
West 3rd floor	The Secretary of State for Housing, Communities and Local Government	14,980	1,392	09/07/2025	08/07/2030			£404,340	£26.19	£416,460	£27.00	8	Service charge cap £155,729 reviewed by RPI. Shortfall current year £18,186
East (Grd-2nd + EY reception)	Ernst & Young LLP	22,694	2,108	30/11/2015	29/11/2027		30/11/2025	£504,900	£22.81	£553,450	£25.00	0	Outside 1954 Act
West 2nd Suite A	Health Innovation North East and North Cumbria Limited	2,844	264	15/03/2024	14/03/2029			£94,232	£32.08	£111,072	£38.00	2	Fitted space. Schedule of condition. Outside 1954 Act.
West 2nd Suite B	Health Innovation North East and North Cumbria Limited	2,125	197	15/03/2024	14/03/2029			£56,004	£26.35	£62,688	£29.50	0	Schedule of condition. Outside 1954 Act.
West 1st floor	The Secretary of State for Housing, Communities and Local Government	5,688	528	09/07/2025	08/07/2030	09/07/2028		£150,524	£25.94	£156,576	£27.00	2	Service charge cap £58,556 reviewed by RPI. Shortfall current year £6,838
West Ground Floor	North East & North Cumbria Integrated Care Board	1,443	134	01/09/2026	31/08/2036	01/09/2031	01/09/2031	£58,396	£37.97	£58,434	£38.00	2	6m notice on break. Outside 1954 Act. Inventory of fixtures within lease. Rent analysis assumes £1,800 per parking spaces as agreed
West Studio Ground Floor	Vacant	1,527	142							£15,270	£10.00	0	
8 spaces (Licence)	Ernst & Young LLP			17/12/2025	29/11/2027			£12,000		£12,000		8	
1 space (Licence)	Health Innovation NE			15/03/2024	14/03/2029			£1,500		£1,500		1	
1 space (Licence)	Burnetts Solicitors LLP			26/09/2023	25/09/2033			£1,500		£1,500		1	
2 x EV Chargers												2	
Vacant Spaces	Vacant parking spaces x 6									£10,800		6	
Total		82,371	7,653					£2,120,664	£25.14	£2,290,689	£27.81	41	
Main reception (west)		1,341	125										
Grand Total		83,712	7,777										

* Excluding parking - Rent analysis assumes £1,500 per car space on leases where parking is demised within leases.
Ernst & Young LLP ERV assumes EW reception at 50% rate. Their service charge contributes to the estate service charge for repair and upkeep of common areas.
Ove Arup has a 10 year option to 17 May 2036 over other vacant floors in the building. The Landlord must offer the same terms to Arup before letting.

COVENANTS



ERNST & YOUNG LLP

EY previously known as Ernst & Young, is one of the largest multinational professional services firms in the world. As of mid-2024, it employs approximately 393,000 people across more than 700 offices in over 150 countries and territories. The Newcastle office is one of EY's "UK Together" regional hubs anchoring c. 750 staff across audit, tax and consulting practices.

	YEAR TO 27 JUNE 2025	YEAR TO 27 JUNE 2024
Turnover	£3,781,000,000	£3,701,000,000
Profit (Loss)	£722,000,000	£703,000,000
Shareholders Funds	£2,147,000,000	£1,976,000,000

ARUP

OVE ARUP & PARTNERS LTD

A British multinational professional services firm headquartered in London that provides design, engineering, architecture, planning, and advisory services across every aspect of the built environment. They employ approximately 17,000 people in over 90 offices across 35 countries, and has participated in projects in over 160 countries.

	YEAR TO 27 JUNE 2025	YEAR TO 27 JUNE 2024
Turnover	£559,180,000	£564,310,000
Profit (Loss)	£62,620,000	£59,368,000
Shareholders Funds	£91,888,000	£89,268,000

Handelsbanken

SVENSKA HANDELSBANKEN AB

A Nordic bank with international operations, providing a comprehensive range of financial services including corporate banking, investment banking, trading, and consumer banking such as loans, savings, and insurance. Headquartered in Sweden, Handelsbanken has a strong nationwide branch network with over 700 branches.

	YEAR TO 2025	YEAR TO 2024
Turnover	SEK 42,542,000,000	SEK 46,841,000,000
Profit (Loss)	SEK 23,729,000,000	SEK 27,456,000,000
Total Assets	SEK 3,387,666,000,000	SEK 3,539,173,000,000



UBS AG

A Swiss multinational investment bank and financial services firm founded and based in Switzerland, with headquarters in both Zurich and Basel. It holds a strong foothold in all major financial centres as the largest Swiss banking institution and the world's largest private bank. UBS manages the largest amount of private wealth in the world, counting approximately half of The World's Billionaires among its clients, with over US\$7 trillion in assets as of December 2025 (AUM).

	YEAR TO 31 DEC 2025	YEAR TO 31 DEC 2024
Turnover	USD 47,688,000,000	USD 42,323,000,000
Profit (Loss)	USD 3,541,000,000	USD 1,481,000,000
Shareholders Funds	USD 7,772,000,000	USD 747,000,000

THE INCOME AT 1 CITYGATE IS SECURED AGAINST AN
EXCEPTIONALLY DEFENSIVE COVENANT BASE BEING LET
TO GOVERNMENT BODIES, LISTED BANKS, BIG-4 LLPS
AND GLOBAL CONSULTING PRACTICES

COVENANTS

Burnetts

BURNETTS SOLICITORS LLP

An established North-East regional law firm with c. 150 staff, offices in Carlisle (HQ), Newcastle, West Cumbria and Penrith, serving corporate, commercial property, family and dispute resolution clients across the region.

	YEAR TO 31 MARCH 2025	YEAR TO 31 MARCH 2024
Turnover	£12,397,000	£10,688,455
Profit (Loss)	£2,505,262	£2,184,252
Shareholders Funds	£3,058,453	£2,696,298



UK Government

THE SECRETARY OF STATE FOR HOUSING, COMMUNITIES AND LOCAL GOVERNMENT

Undoubted UK government covenant responsible for housing, planning, and local government policy in England.



HEALTH INNOVATION NORTH EAST AND NORTH CUMBRIA

NHS-affiliated regional innovation body and member of the national network of Academic Health Science Networks. Partner organisations include Newcastle Hospitals NHS Foundation Trust, Newcastle University and Newcastle Health Innovation Partners.



NHS NORTH EAST & NORTH CUMBRIA INTEGRATED CARE BOARD

Statutory NHS body responsible for planning and commissioning healthcare services for the population of the North East and North Cumbria region.



OCCUPATIONAL MARKET

The Newcastle office market is in a sustained recovery, supported by Pilgrim's Quarter - a £2bn regeneration of the East Pilgrim Street area incorporating HMRC's 460,000 sq ft pre-let (occupation 2027) and DWP's 173,245 sq ft pre-let at 1 Pilgrim Place. Bank House (PC 2023, fully let at £30-32 psf) re-set the prime quoting tone, and 2 Pilgrim Place (H1 2027, quoting £40 psf) will establish a new prime rental tone for Newcastle Upon Tyne.



Newcastle is in the midst of a sustained occupational market recovery. Prime city centre rents have grown 22% in real terms over five years to a current quoting tone of £32.50 per sq ft, with a 12-month forecast of £38.00 per sq ft as new Grade A supply tightens further.

The defining supply event of the cycle is Pilgrim's Quarter - a £2bn-plus regeneration of the East Pilgrim Street area which removes substantial future Grade A supply through pre-let to government covenants (HMRC 460,000 sq ft, DWP 173,245 sq ft at 1 Pilgrim Place). Bank House (PC 2023, fully let at £30-32 psf to Sage and other professional occupiers) re-set the prime quoting tone, and the upcoming 2 Pilgrim Place (H1 2027, quoting £40 psf) will establish a new headline rent for the city.

On the Helix, The Spark (105,906 sq ft, BREEAM Excellent, fully let at headline rents of £25-30 psf) and The Lumen demonstrate continuing depth of demand for Grade A accommodation. Notable recent regional Grade A take-up includes Womble Bond Dickinson, Nexus, the National Audit Office and Leonardo UK at The Spark, and the consolidation by Newcastle Building Society and Sage at Bank House.

BUILDING	TENANT	AREA SQ FT	RENT £ / SQ FT	DATE	NOTES
1 Citygate	NE & N. Cumbria ICB	1,443	£38.00	Aug 2026	10-yr new lease, Fitted accommodation.
1 Citygate	Ove Arup & Partners	20,534	£28.00	May 2026	15-yr new leases
One Trinity Gardens	Hubexo	14,000	Confidential	Mar 2026	10 yr new lease
The Spark	Arden University	27,152	£30.00	Nov 2025	10 yr new lease
Wellbar Central	Thompsons Solicitors	5,800	£29.50	Dec 2025	
Bank House	Government Property Agency	35,840	£30.00	Sep 2025	10-yr new lease across 4 floors (2nd, 3rd, 4th, 9th)
Bank House	Neptune North	5,381	£30.00	Jul 2025	Expansion letting (floor 6), 10-yr term
The Lumen	DVSA	14,196	£30.00	Mar 2025	10-yr new lease across LG & 7th floor.
The Spark	Nexus	20,690	£28.00	Feb 2025	15-yr new lease, floors 6-7, shell & core.



MARKET RENTAL VALUE

The headline market rental value at 1 Citygate is assessed at £2,290,689 per annum, equating to an average of £27.80 per sq ft across the let demises.





RECENTLY LET TO OVE ARUP ON A
15 YEAR TERM/10 YEAR BREAK

ASSET MANAGEMENT

1 Citygate offers a purchaser numerous asset management opportunities to drive income and capital growth:

■ **EY Rent Review** - Settle outstanding rent review from November 2025.

■ **Strategic re-positioning on EY demise on East Wing** - The lease to EY is outside the 1954 Act giving the ability for the landlord to carry out a Cat-A refurbishment, with potential to re-let at £32.50+ per sq ft to a single occupier or to subdivide into smaller demises at enhanced rentals.

■ **Arup option** - Arup on the 4th and 5th floor has a right of first refusal on further void space within the building to facilitate their potential growth plans within the building.

■ **Removal of break clauses** - to enhance income security.

■ **Service charge** - Potential to reduce overall service charge now significant improvement expenditure has been accounted for.

■ **Car Parking** - Let the 6 vacant car parking spaces, the landlord has been achieving between £1,500-1,800 per space.

■ **Consider fully fitted options** - Potential to further enhance rental income via provision of fully fitted accommodation.

INVESTMENT CONSIDERATIONS

1 Citygate offers a purchaser numerous asset management opportunities to drive income and capital growth:

- 1 **Best-in-class refurbished multi-let Grade A office** investment in central Newcastle
- 1 **High Quality covenant base** - government, listed banks, Big-4 LLPs
- 1 **Anchor tenants include Over Arup, UK Government and Ernst & Young**
- 1 **Highly attractive WAULT** of 6.50 to expiry and 4.30 to break
- 1 **Significant value add asset management options**
- 1 **Reversionary** - ERV c. £2.29m reflecting £27.80 per sq ft which is a material discount to prime Newcastle rents of £38.50+
- 1 **Attractive running yield and total return** potential in a recovering and rapidly improving Newcastle occupational market



FURTHER INFORMATION

DATA ROOM / VENDORS PACK

Access to full information can be provided on request, including:

- Full title pack and occupational lease documentation
- Measured survey
- Geo2 Environmental Survey
- Planned maintenance programme
- EPC certificate
- Service charge budgets, year-end reconciliations and cap detail
- Tenant covenant information
- Photography
- Floor plans

EPC

B48.

VAT

The property is elected for VAT purposes. Accordingly VAT will be payable on the purchase price. The vendor anticipates the disposal will be treated as the Transfer of a Going Concern (TOGC).

CAPITAL ALLOWANCES

The benefit of some outstanding Structures and Buildings Allowances (SBAs) can be transferred to a purchaser by way of a separate negotiation.

AML

In accordance with HMRC Anti-Money Laundering Regulations, the successful purchaser will be required to satisfy the vendor on the source of funds used to acquire the asset, and on the identity of the ultimate beneficial owners of the purchasing entity.

PROPOSAL

Offers are sought in excess of £20,375,000 (Twenty Million Three Hundred and Seventy Five Thousand Pounds) subject to contract and exclusive of VAT. A purchase at this price reflects a NIY of 9.75% assuming standard purchaser's costs with a reversionary yield of 10.53%. This equates to a low capital value £243 per sq ft.

CONTACTS

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Cummings

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DISCLAIMER: Messrs Joiner Cummings for the vendors or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (ii) All descriptions, dimension references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but are given without responsibility and any intending purchasers or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them; (iii) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of preparing these particulars, they have not however been tested and therefore we give absolutely no warranty as to their condition, operation or fitness for the purpose of an intending occupier or purchaser; (iv) No investigations have been undertaken by Joiner Cummings in respect of asbestos, issues concerning pollution and potential land, building, air or water contamination and any intending purchasers or tenant must satisfy themselves by inspection; (v) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT) and any intending purchaser or tenant must satisfy themselves as to the incidence of VAT in respect of any transaction; (vi) No person in the employment of Joiner Cummings has any authority to make or give any representations or warranty whatever in relation to this property; (vii) No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, let or withdrawn. September 2026  www.cube-design.co.uk (Q5959)

