



TO LET
Office Suite of
5,258 sq. ft.
0191 221 2211
knightfrank.com

CHARACTERISTIC OFFICE TO LET ON NEWCASTLE QUAYSIDE

- Rents from £10.00 per sq.ft. pa. and a low total occupation cost from £17.00 per sq.ft.pa. (rent, business rates and service charge)

BALTIC CHAMBERS, BROAD CHARE, NE1 3DQ

2ND FLOOR, BALTIC CHAMBERS, BROAD CHARE, QUAYSIDE, NEWCASTLE NE1 3DQ

- **Quayside Location**
- **Character Features**

- **Self-contained WC's**
- **Total occupation cost from £17.00 per sq.ft pa (rent, rates and service charge)**

- **Access to Live Garden**
- **Superb Nearby Amenities**

Location

Baltic Chambers is located on Broad Chare at the very heart of Newcastle Quayside, directly opposite the Law Courts. The Quaylink Bus Stop is located only 2 minutes walk from the property which offers good public transport connectivity. In addition, Newcastle Central Station is a 10 minute walk from the property connecting Newcastle to the nation's rail network.

The Quayside offers a range of award winning restaurants and bars including 21, The Broad Chare, Caffe Vivo, Piccolinos, and Silk Rooms as well as Tesco convenience store all within two minutes walking distance from Baltic Chambers making it a superb business location.

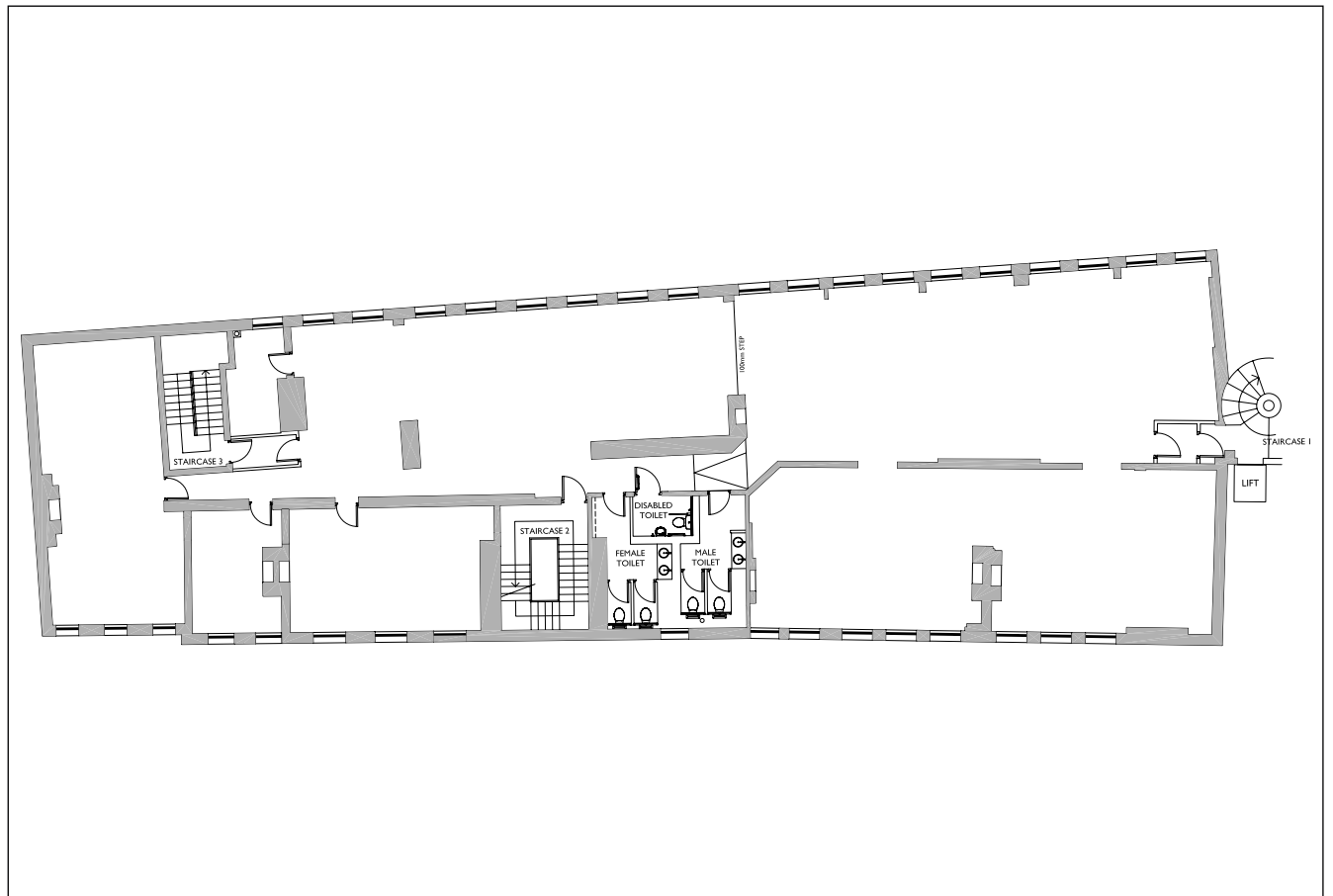
Live Garden

The property benefits from immediate proximity to Live Garden. Open every day and free to visit, it is a quiet place for lunch or relaxation on a sunny day. Live Garden also plays host to occasional outdoor performances produced or presented by Live Theatre which is adjacent to the property.

Description

The office suite is located on the 2nd floor and has superb character features and a good view east across the River Tyne to Gateshead Millenium Bridge and BALTIC. The historic nature of the property allows the office suite to incorporate some unique features including exposed brickwork and fireplaces. The office provides several open plan areas together with a number of spacious meeting rooms and self-contained toilet facilities.





The suite benefits from the following specification;

- Character features
- Metal tiled suspended ceiling
- LED lighting
- Air conditioning
- Timber floors
- Perimeter trunking
- Capped off services for a kitchen
- Lift access (please note the front door to the main building has stepped access)
- EPC : D-92

Accommodation

Measured in accordance with the International Property Measurement Standards (IPMS-3).

	Sq M	Sq Ft
2nd floor	488.51	5,258

Car Parking

Car Parking is available in the nearby Quayside multi storey car park, where annual permits can be obtained from Newcastle City Council.

Lease

The property is available on a new lease for a term of years to be agreed.

Rent

From £10.00 per sq.ft per annum exclusive.

Service Charge

A service charge is recoverable from the tenant for maintenance and repair of the structure of the building and its common areas. The current service charge is approximately £2.72 per sq.ft per annum exclusive.

Rateable Value

According to the Valuation Office website, the property has a current rateable value of £45,000. Applying the current business rates multiplier of 49.3p, the rates payable will be £22,185 per annum (£4.22 per sq.ft).

We advise that all interested parties should make their own enquiries with respect to the precise rates payable with the Valuation Office on 0191 220 7000.

Insurance

Building Insurance will be recoverable from the ingoing tenant.

Energy Performance Certificate (EPC)

D-92

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Legal Costs

Each party is to be responsible for their own legal costs in preparation and execution of all legal documentation.

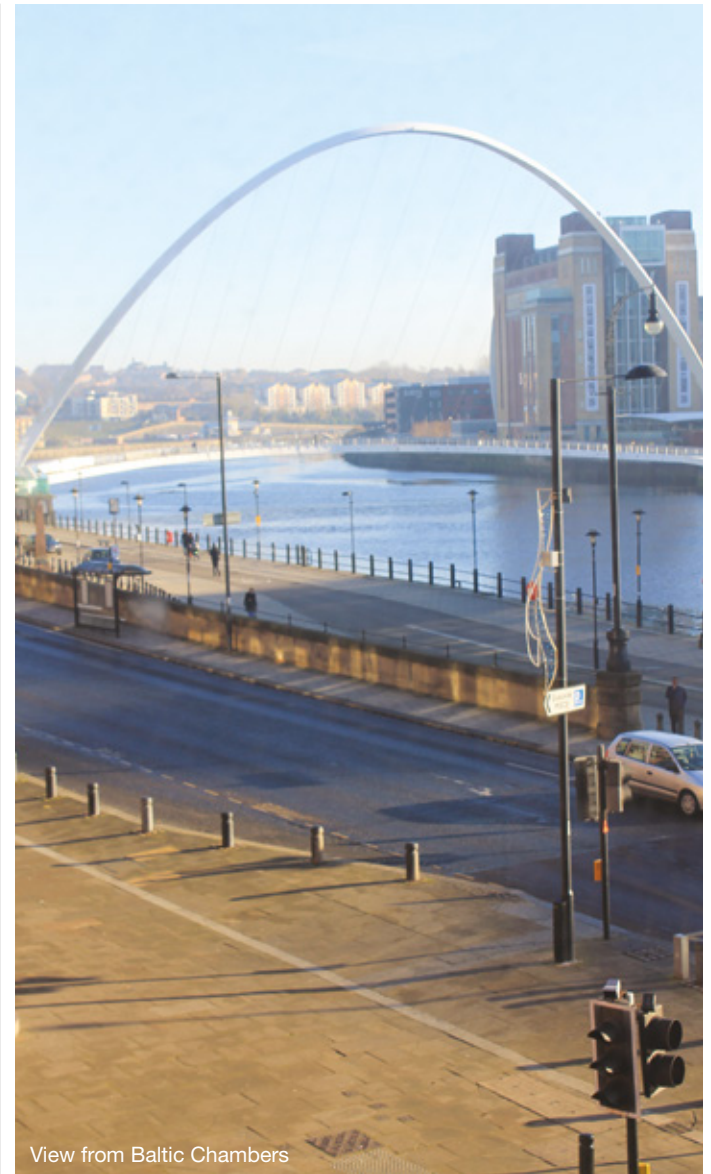
Viewing

Strictly by appointment only via Knight Frank
patrick.matheson@knightfrank.com
rebecca.maddison@knightfrank.com

Or our joint agents Bradley Hall
nicholas.bramwell@bradleyhall.co.uk







View from Baltic Chambers



0191 221 2211
St Ann's Quay, 124 Quayside,
Newcastle upon Tyne, NE1 3BD
 patrick.matheson@knightfrank.com
 or rebecca.maddison@knightfrank.com

KnightFrank.co.uk

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