



REFURBISHED OFFICES NOW AVAILABLE

Part fourth floor
let to Hive HR

Fifth floor
space available
from 2,500 sq ft
to 7,322 sq ft

BROADACRE
HOUSE

NEWCASTLE UPON TYNE | NE1 6HQ

LOCATION

Broadacre House sits in a highly prominent location at the junction of Market Street and John Dobson Street.

The surrounding area is undergoing significant regeneration, with the adjoining property under development for a new residential block and Plummer House having been developed into contemporary student housing. The planned regeneration of Pilgrim Street will further enhance the area with new retail, leisure, office and hotel provision.

The surrounding area is a successful commercial area especially with technology companies and is only a short walk from Grey Street, Northumberland Street, the Quayside and Monument Metro Station.

DESCRIPTION

Broadacre House provides modern, flexible, open plan accommodation over ground to third floors. The ground and first floors are occupied by Citibase, providing serviced office accommodation in the building.

The ground floor provides a reception area for the building and security is provided by means of a door access security system.

Two passenger lifts provide access to the upper levels as well as ease of access to the basement car park.



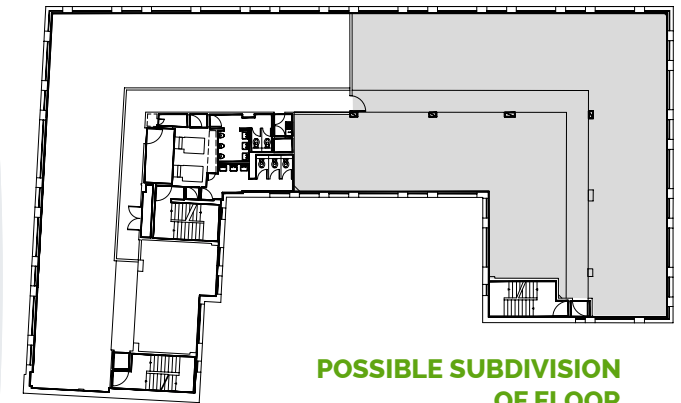


ACCOMMODATION

The accommodation comprises of the following approximate areas:

Fifth Floor 680.20 sq m (7,322 sq ft)

Subdivision of individual floors is available from 2,500 sq ft.



REFURBISHMENT FEATURES

- Air conditioning
- LED lighting
- Suspended ceiling
- Carpeted floor finish
- Meeting rooms on site
- Basement showers
- Cycle store

LEASE

New full repairing and insuring terms by way of service charge for a term to be agreed with regular rent reviews.

RENT

Available upon request.

RATEABLE VALUE

To be reassessed.

EPC

EPC to be provided upon completion of the office refurbishment.

LEGAL COSTS

Each party to bear their own reasonable legal costs incurred in the transaction.

VAT

All rents and figures quoted above are exclusive of VAT where chargeable.

VIEWING

Strictly by appointment with the Joint Agents:

CHRIS PEARSON

T: 0191 211 1555

E: chrisp@naylorsgavinblack.co.uk

TONY WORDSWORTH

T: 0191 269 0508

E: tony.wordsworth@avisonyoung.com



Naylors
Gavin Black
0191 232 7030
naylorsgavinblack.co.uk

AVISON
YOUNG
0191 261 2361
avisonyoung.co.uk/13754

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