

To Let

Part 6th Floor West
Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF

March 2017



- Excellent Central Newcastle Location
- Comfort Cooled Accommodation
- Refurbished Modern Office Accommodation
- Panoramic Views over Newcastle
- Flexible Office Suite

Location

Hadrian House lies in central location in Newcastle City Centre and benefits from excellent accessibility by both public transport and by car. The property benefits from being within close proximity to the central library, Northumberland Street and Northumbria University.

The Monument Metro Station is approximately 5 minute walk and numerous bus routes use New Bridge Street. There are public multi storey and surface car parks in close proximity to the property. Newcastle Central motorway is located approximately 100 metres from Hadrian House.

Description

Hadrian House has recently undergone a major refurbishment programme and benefits from a modern spacious reception area with two passenger lifts providing access to the upper levels. Male / female and disabled WC facilities are within the common areas of the building.

The suite provides a mix of open plan accommodation with adjoining meeting room space and tea point area.

The general specification includes:

- Suspended ceiling
- Comfort cooling
- Perimeter trunking
- Carpeted floor covering

Accommodation

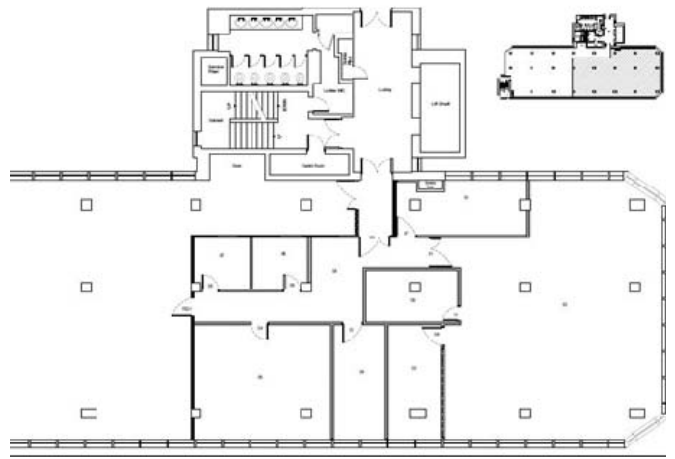
The accommodation extends to 2,800 sq ft (260.13 sq m)

Tenure

The accommodation is available by way of an assignment on the existing full repairing and insuring lease by way of service charge up to 6/2/2022 or by way of a new sublease for a term of years to be agreed. Any agreement will need to include a rent review as at 7/2/2017.

Rent

Passing rent £39,200 pax



Rateable Value

We understand that property has a rateable value of £39,750. However, we recommend that all interested parties should make their own enquiries regarding the rateable values applicable to this property.

EPC

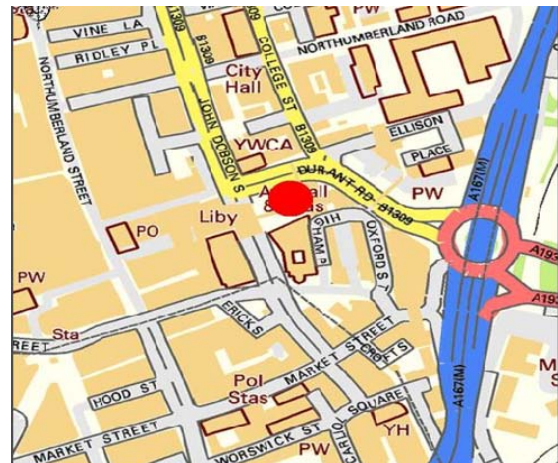
The property has an Energy Performance Rating of D(86).

VAT

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

Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in the transaction, plus any VAT thereon.



For further information or an appointment please contact:

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