

To let

—
Broadacre House
Market Street
Newcastle upon Tyne
NE1 6HQ

November 2017



SHOW SUITES AVAILABLE TO VIEW JANUARY 2018

- Newly refurbished office suites
- Flexible open plan layout
- Opportunity to have input into style of fit out
- On site basement car parking
- Central business location
- Strong technology business hub location

Citibase have a serviced office solution in the building adding extra flexibility to occupiers in the building

Broadacre House, Market Street, 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 office modern, flexible, open plan accommodation over ground and four upper levels. The ground and first floors are to be 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 briefly comprises of the following approximate areas:

Subdivison of individual floors available

Description	sq m	sq ft
Ground Floor	Citibase	Citibase
First Floor	Citibase	Citibase
Second Floor	679.30	7,311.90
Third Floor	680.00	7,319.50
Fourth Floor	678.90	7,307.60
Fifth Floor	680.20	7,321.60
Total	2,718.40	29,260.60

Refurbishment Opportunity

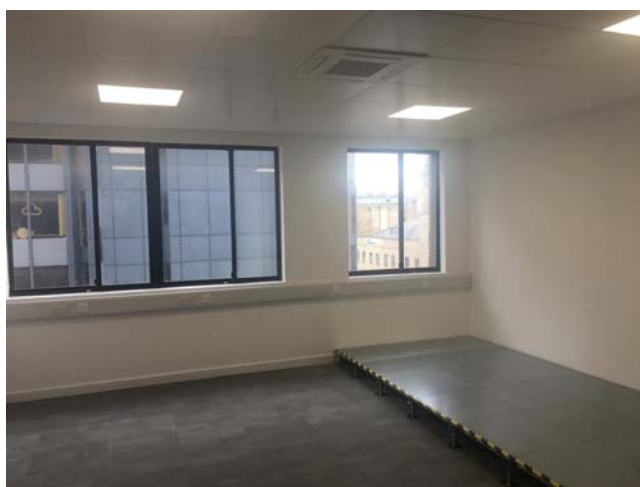
Broadacre House offers the opportunity for occupiers to have an input into the finishes of individual floors / office suites.

Option A

- Ceiling mounted air conditioning
- Suspended ceiling
- LED lighting
- Dado trunking for powering data
- Carpeted floor finish

Option B

- Exposed ducted air condition and ventilation
- Suspended LED lighting
- Raised access floor
- Carpeted floor finish



Tenure

The offices are available to let on 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.

Broadacre House, Market Street, Newcastle upon Tyne, NE1 6HQ

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.

For further information please contact GVA or our joint agents Gavin Black & Partners:

Tony Wordsworth

0191 269 0508

tony.wordsworth@gva.co.uk

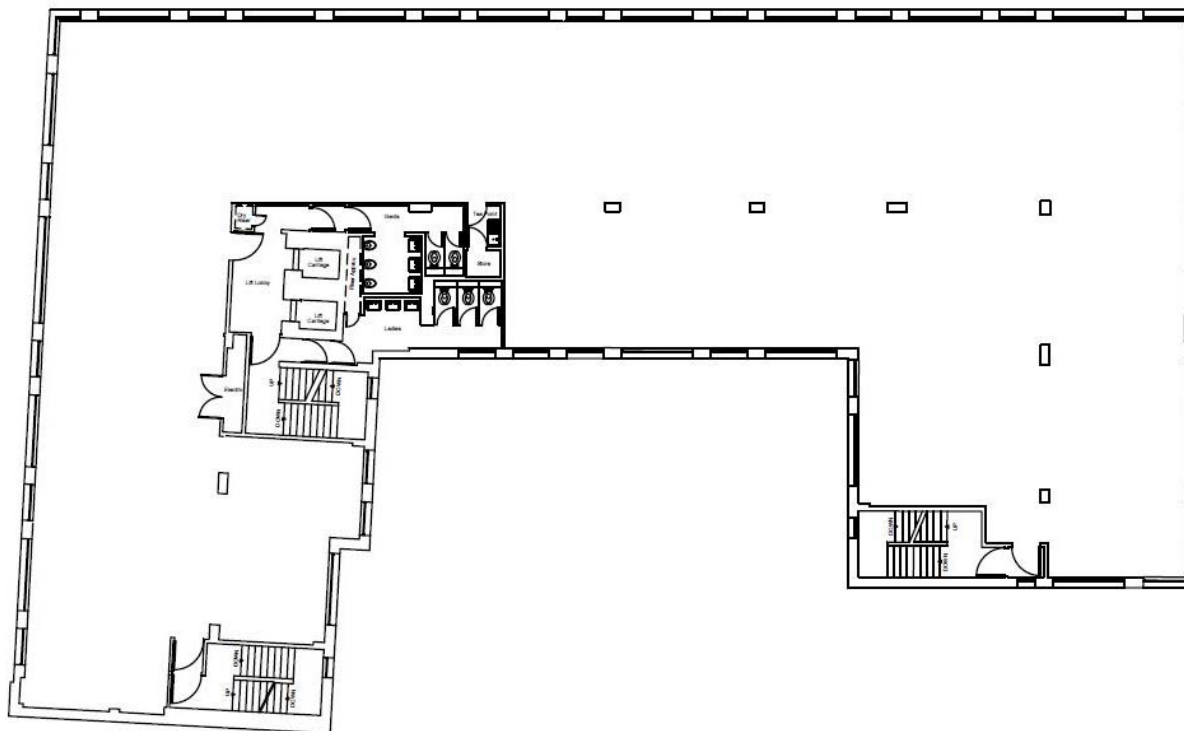
Chris Pearson

0191 230 2777

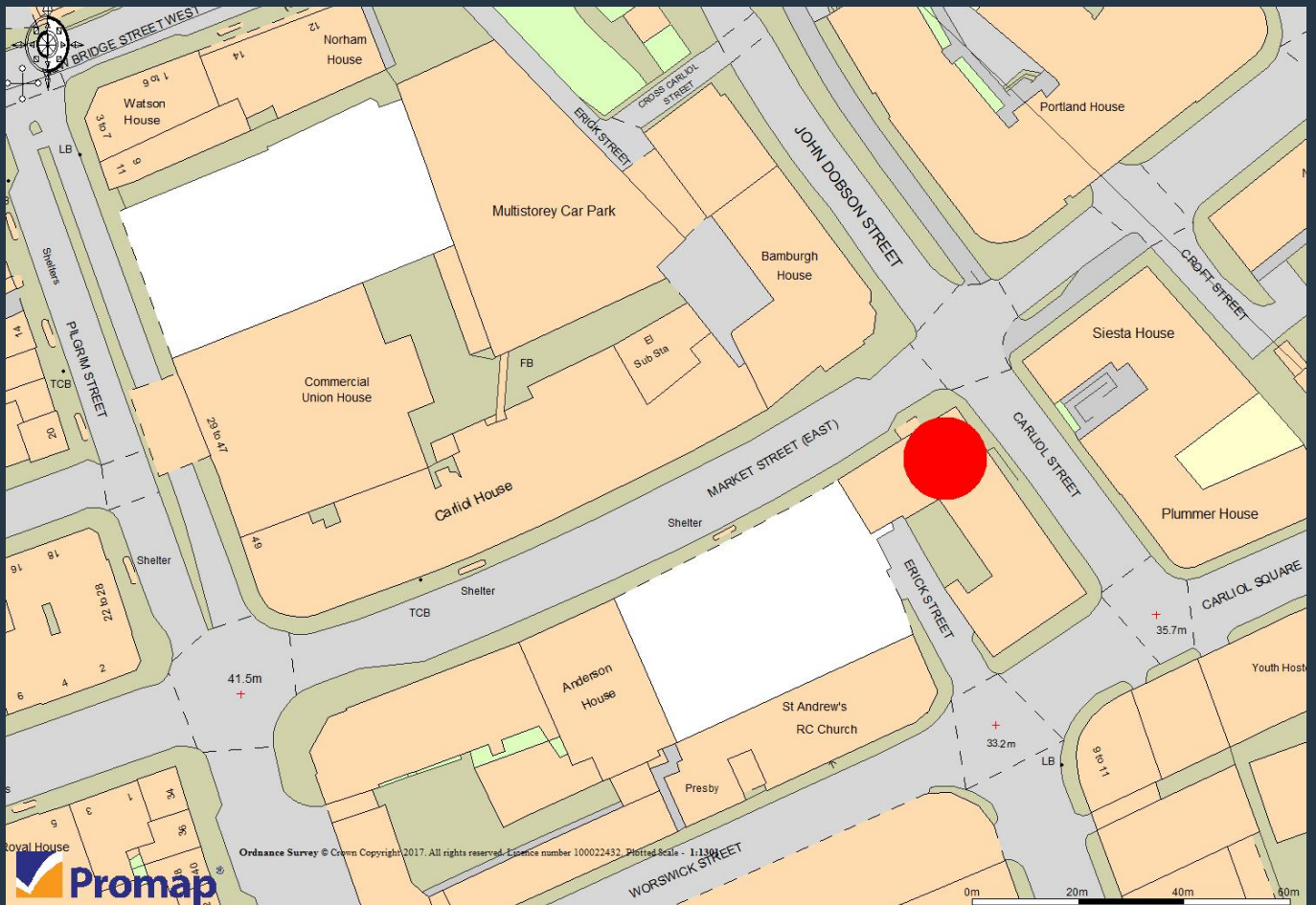
Chris.Pearson@gavinblack.co.uk

Property Ref

gva.co.uk/13754



Typical Floor Layout
Potential Subdivision Solutions Available



Our offices:

- Birmingham
- Bristol
- Cardiff
- Dublin
- Edinburgh
- Glasgow
- Leeds
- Liverpool
- London
- Manchester
- Newcastle

GVA
 Central Square South, Orchard Street, Newcastle upon Tyne, NE1 3AZ
 GVA is the trading name of GVA Grimley Limited ©2018 GVA

17 September 2018 File number: 158703735

GVA hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent GVA is in this brochure is provided on the following conditions:

- (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

- (3) No person in the employment of GVA, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (4) All prices quoted are exclusive of VAT.
- (5) GVA shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by GVA.