



Offices To let

1 Carliol Square
Newcastle upon Tyne
NE1 6UF

November 2017



- Self contained office building
- Highly prominent location
- Flexible open plan offices
- Two passenger lifts
- Double glazed windows
- Spacious reception area

08449 02 03 04
gva.co.uk/13557

An **APLEONA** company

1 Carlil Square, Newcastle upon Tyne, NE1 6UF

Location

The property is situated on Carlil Square, at its southern end, opposite a large surface pay and display car park. The property enjoys the benefits of being adjacent to Pilgrim Street one of the main access roads into the city. The surrounding area is a busy and popular commercial location especially with technology companies and is only a short walk from Grey Street, Northumberland Street, the Quayside and Monument Metro Station. On street car parking is also available on Carlil Square.

Description

The five storey property provides good quality open plan flexible accommodation. The ground floor offers a spacious reception area with meeting room accommodation, post area, document storage and break out space.

The property benefits from the following:

- Suspended ceiling with integral lighting
- Two passenger lifts
- Ceiling mounted heating and cooling units
- Double glazed window units
- Male/female/disabled WC facilities on each level

Accommodation

The accommodation briefly comprises of the following approximate areas:

Description	sq m	sq ft
Ground Floor	438.37	4,718
First Floor	482.24	5,191
Second Floor	482.24	5,191
Third Floor	482.24	5,191
Fourth Floor	482.24	5,191
Total	2,367.33	25,482



Tenure

The accommodation is available as a whole or on a floor by floor basis on new full repairing and insuring leases by way of service charge with regular rent reviews for a term of years to be agreed.

Rent

£14 sq ft per annum exclusive of rates, service charge and VAT.

Rateable Value

We understand from the Valuation Office website that the following rateable values apply to the property.

Floor	Rateable Value
Ground Floor	£54,500
First Floor	£54,500
Second Floor	£54,500
Third Floor	£54,500
Fourth Floor	£54,500

EPC

An energy performance certificate has been commissioned and can be made available.

Legal Costs

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

VAT

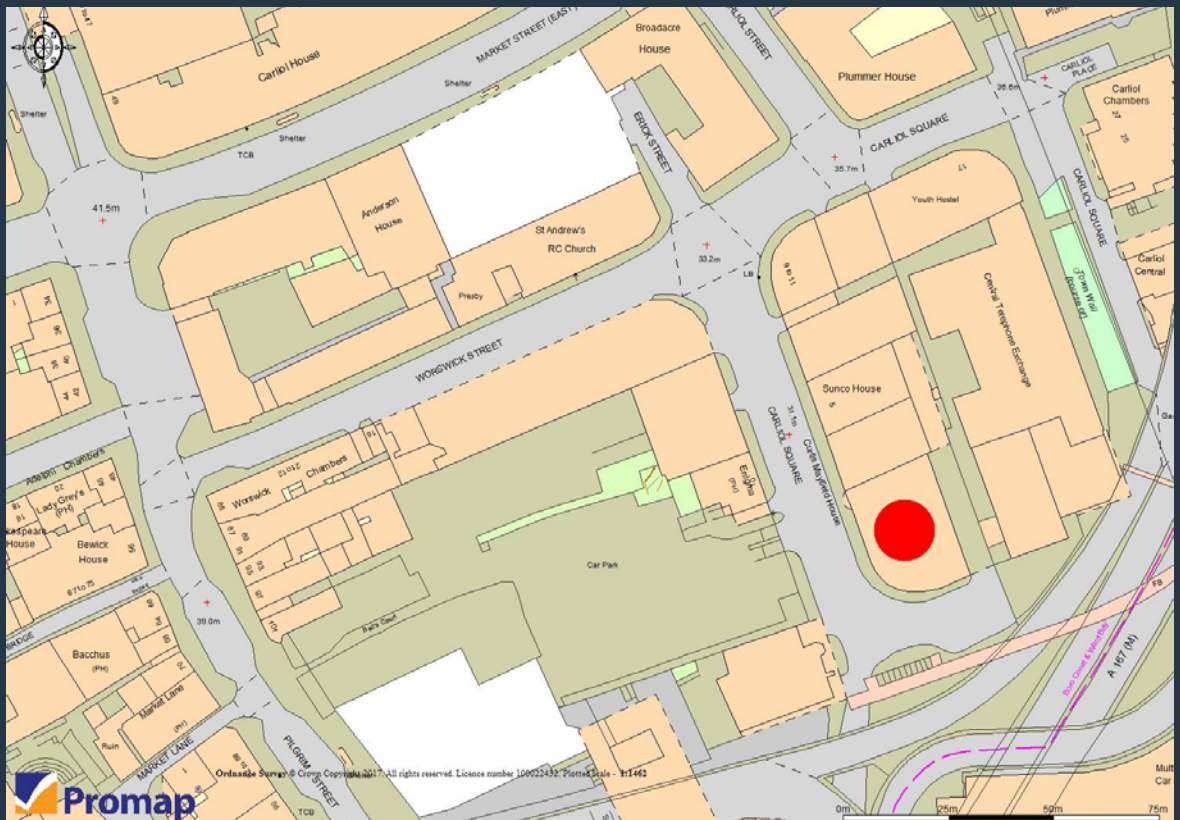
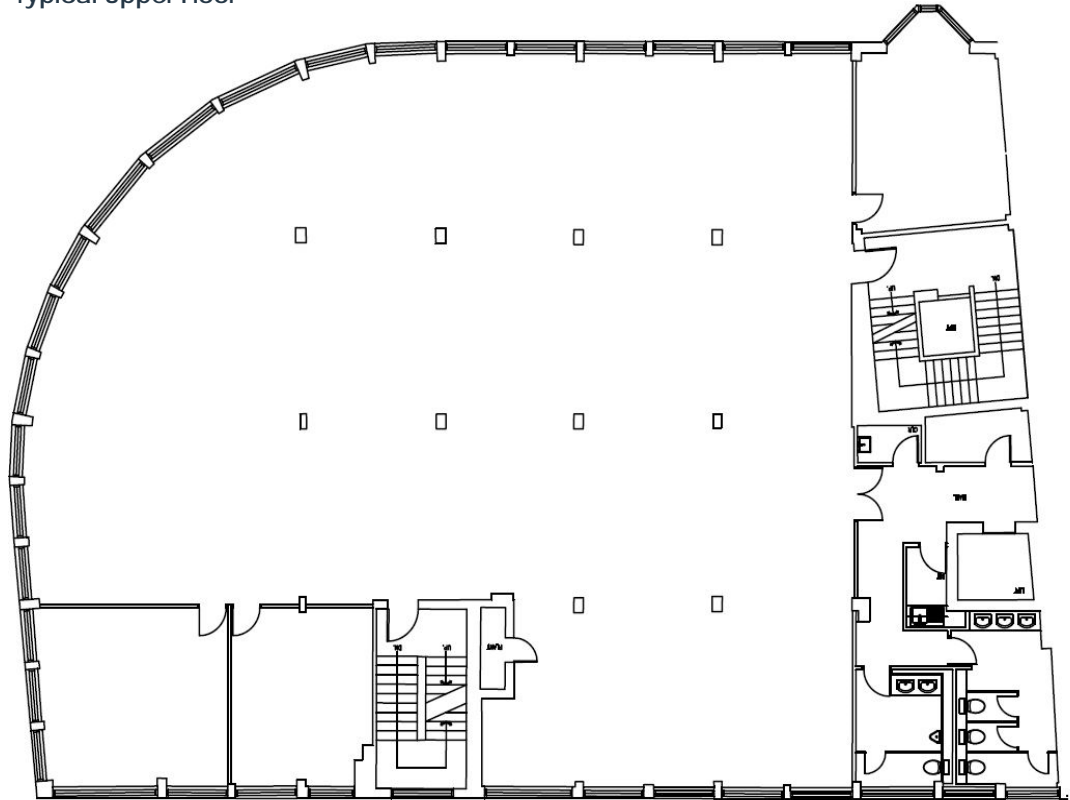
All rents and figures quoted above are exclusive of VAT where chargeable.

For further information please contact:

Tony Wordsworth
0191 269 0508
tony.wordsworth@gva.co.uk

Property Ref: gva.co.uk/13557

Typical Upper Floor



Our offices:

Birmingham
Bristol
Cardiff
Dublin
Edinburgh
Glasgow
Leeds
Liverpool
London
Manchester
Newcastle

GVA
Central Square, Forth Street, Newcastle upon Tyne, NE1 3PJ
GVA is the trading name of GVA Grimley Limited an Apleona company.

©2017 GVA

24 November 2017

File number: 158703719

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.