

# To Let

1 Carliol Square  
Newcastle upon Tyne  
NE1 6UF

February 2019



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

1 Carliol Square, Newcastle upon Tyne, NE1 6UF

Location

The property is situated on Carliol 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 Carliol 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

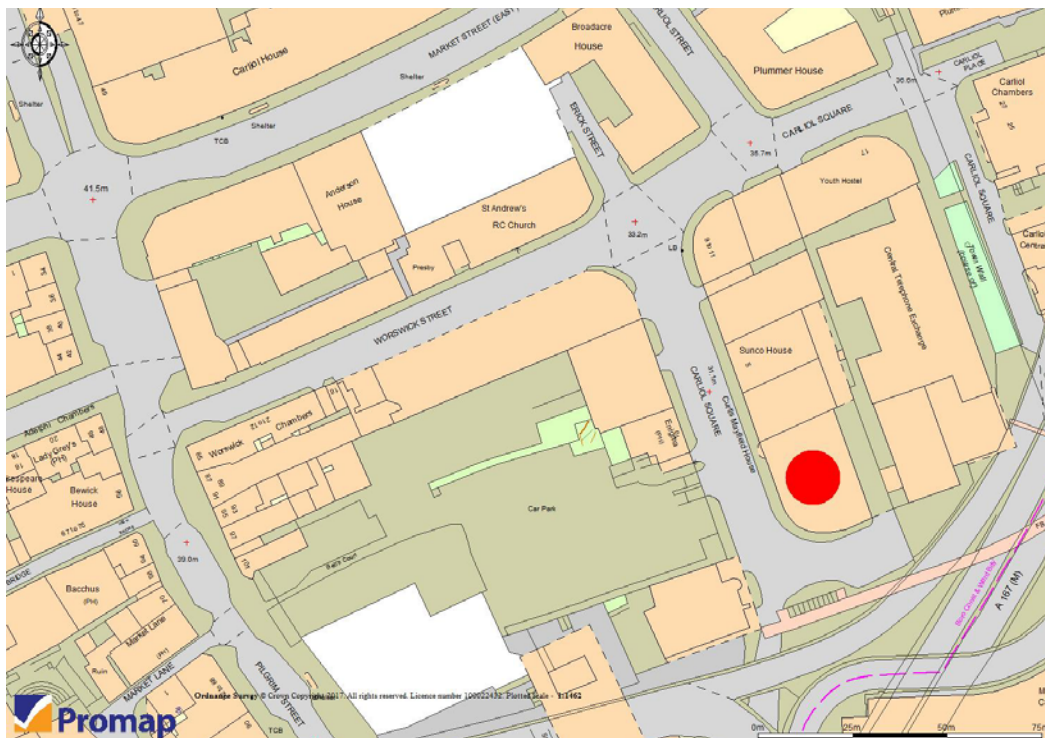
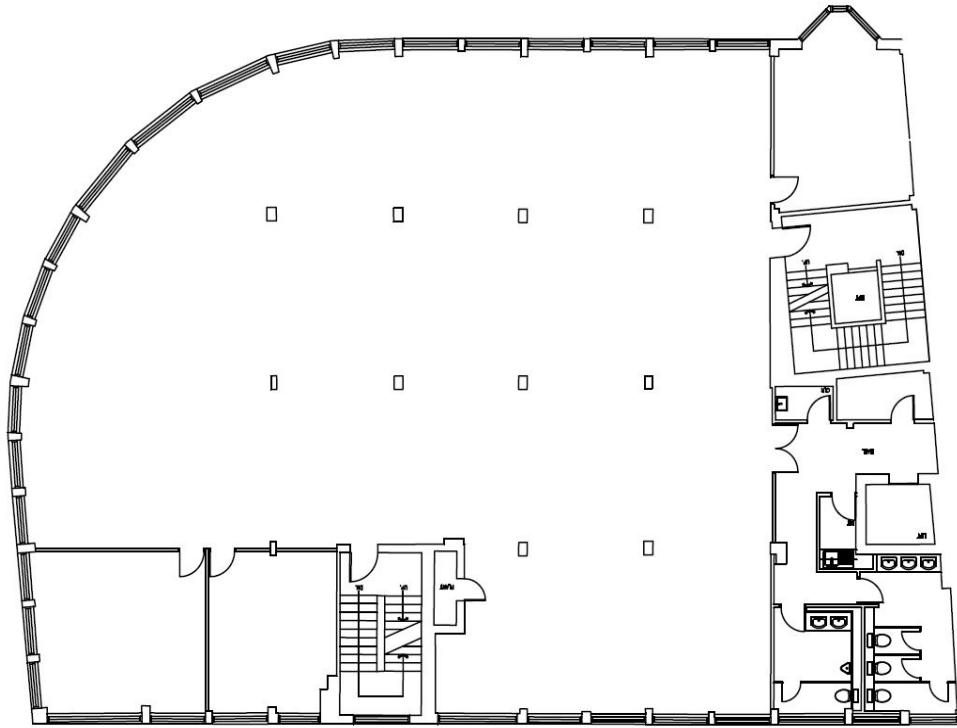
An energy performance certificate has been commissioned and can be made available.

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 or an appointment please contact:

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