

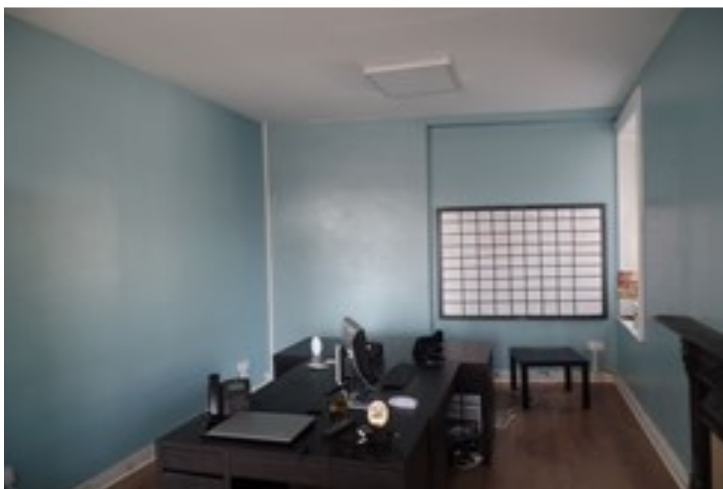
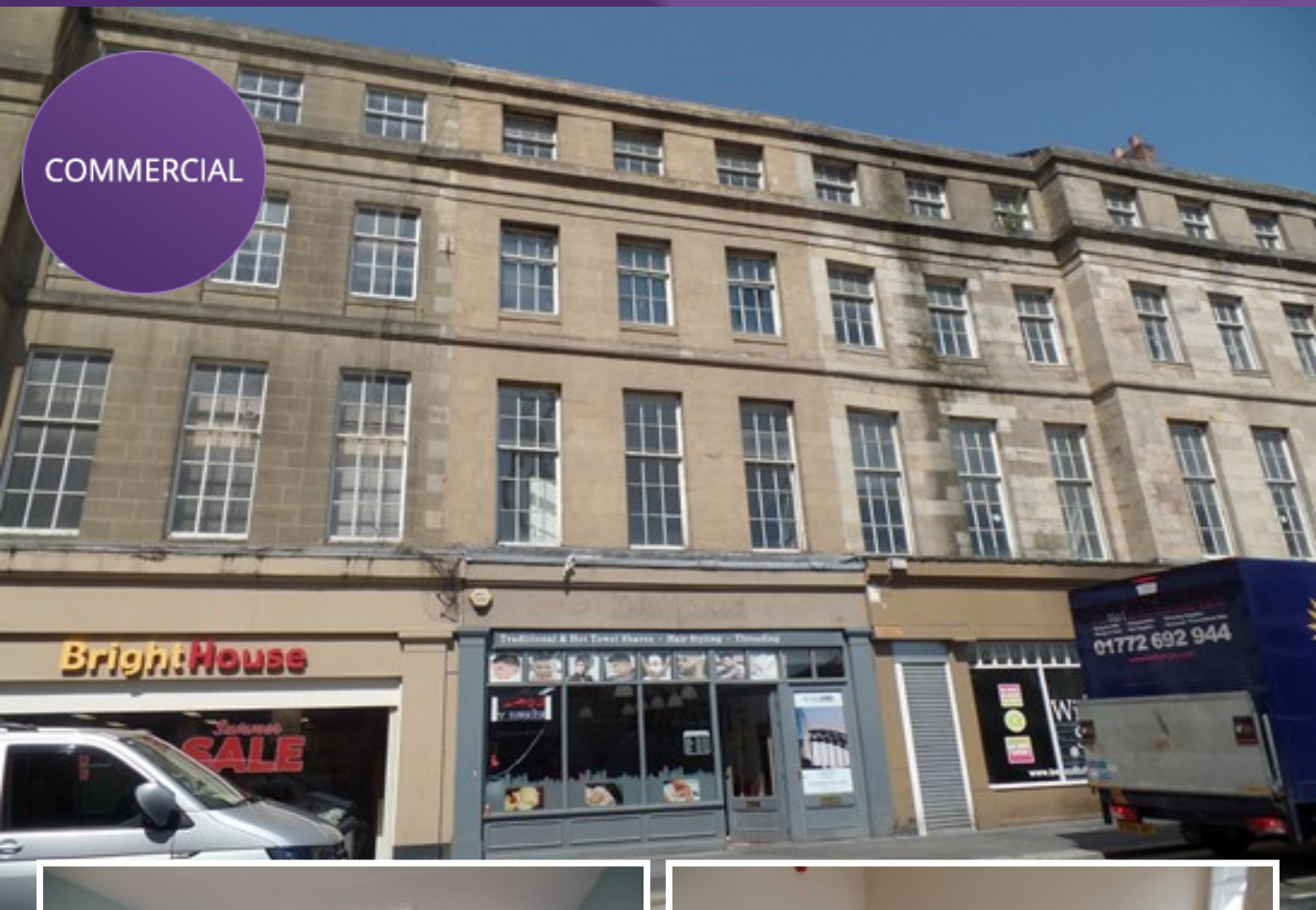
offices in NE1

Clayton Street, Newcastle upon Tyne
Tyne and Wear, NE1 5PF

£1 POA

- ✓ Office/business space
- ✓ City centre location
- ✓ Prominent position
- ✓ Excellent transport links

COMMERCIAL



Summary

- Property Type: Offices - Parking: On Street Price: £1

Description

We are pleased to offer to let the upper four floor office/business space situated within a five storey, mid terraced property, of traditional stone construction and is provided with a slate covered pitched main roof. The building is provided with a secure entrance.

The office/business premises is on the first to fourth floor. Each individual floor is then broken down into separate individual rooms which can be changed using the correct planning consent. There are a number of on street, pay and display parking provisions and close by multi storey car parks that can be utilised by occupiers/tenants of the individual office premises. The subject office is provided with a reception/waiting area, kitchen, W.C. facilities and a number of individual offices.

The subject office premises are located within the first floor of Abbey House, Bigg Market in Newcastle City Centre, Tyne and Wear. This very well established area is primarily made up of a number of different commercial properties and businesses, including national retailers, bank, bars and restaurants. The area is in the heart of the city located within walking distance of The Gate, Central Station, the main shopping location in Newcastle Northumberland Street and more. With the premises being located within this area, access can be gained by a number of different methods either by car, bus train, walking, ect.

Location

The subject Premises is situated within Clayton Street, Newcastle upon Tyne, located within the main leisure district of the city centre. Clayton Street is an established retail street stretching from Grey's Monument south to Westgate Road. Clayton Street is an established shopping location within the city centre with a number of household retailers encouraging high levels of footfall and passing trade.

Accommodation

GROUND FLOOR

Secure entrance
Communal stairs to first floor

FIRST FLOOR (office space)

Reception/kitchen: 12.1sqm (130.8sqft)
Stairs to second floor

SECOND FLOOR

Office one: 29.58sqm (314.7sqft)
Office two: 6.0sqm, (64.5sqft)
Stairs to third floor

THIRD FLOOR

Office three: 15.8sqm (163.4sqft)
Office four: 13.5sqm (145.6sqft)
Office five: 6.0m2, (64.5sqft)
Male/female W.C.
Hallway
Stairs to four floor

FOURTH FLOOR

Office six: 28.6sqm (307.8sqft)

NET INTERNAL AREA APROXIMATELY: 105.0sqm (1127.7sqft)

Lease Terms

The upper four floor office/business accommodation is available to rent at £10,000 per annum exclusive of rates, on an Internal Repairing and Insuring basis, on new lease terms. The remainder of the lease terms are negotiable on an individual basis. Any interested parties should have their legal adviser check any lease documentation before proceeding.

Rateable Value

The adopted rateable value is £5,000 as of 1st April 2017 for the full building.
Sourced from VOA.

EPC

We have been verbally advised that an Energy Performance Certificate (EPC) is in the process of being done and that we will be provided with a copy once finalised by the assessor.

Additional Information

For further information please contact our office direct on 0191-425-1507, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Clayton Street, Newcastle upon Tyne, Tyne and Wear, NE1 5PF

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , www.pattinson.co.uk

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