

Property Particulars

OFFICES TO LET

18-24 Grey Street
Newcastle upon Tyne
NE1 6AE

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- High Quality Office Suites
- Suites From 1,980ft² to 15,118ft²
- City Centre Location
- Onsite Parking
- EPC Rating D84
- Rental Price on Application

SITUATION

The subject property is prominently located on Grey Street, in the heart of Newcastle upon Tyne city centre. Grey Street provides easy access to the Central Railway Station, Monument Metro Station and Eldon Square shopping centre; all of which are within walking distance.

Surrounding occupiers include Cafe Rouge, Subway and The Living Room. Grey Street is popular for both retail and leisure/food facilities with Grey Street playing host to many well known restaurants such as Harry's Bar, Las Iguana's and Browns as well as Grey Street Hotel and The Theatre Royal.

DESCRIPTION

The property is arranged over seven floors and each floor is available separately. The suites are finished to a high standard with modern fixtures and fittings. The property also benefits from having two 10 passenger lifts which serve all floors.

ACCOMMODATION

Floor	M ²	F ²
Second floor	431.72	4,647
Part Fourth floor	248.23	2,672
<u>Fifth floor</u>	<u>356.65</u>	<u>3,839</u>
Total	1,036.6	11,158

TERMS

The suites are available by way of a new FRI leases for a term of years to be agreed.

EPC

The property has a current EPC Rating of D84.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

VIEWING

For general enquiries and viewing arrangements please contact Nicholas Bramwell or Tim Aisbitt at sole agents Bradley Hall.

Tel: 0191 232 8080

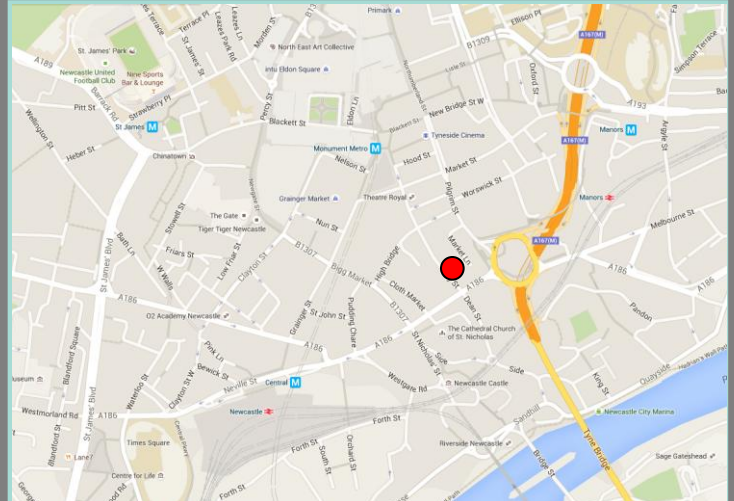
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AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.lettingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

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- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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14-16 Grey Street, Newcastle upon Tyne, NE1 6AE

