

CHARACTERISTIC OFFICE TO LET

Baltic Chambers, Broad Chare, Newcastle upon Tyne, NE1 3DQ

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

TO LET
Office Suite of
5,258 sq. ft.
0191 221 2277

- 2nd floor office accommodation
- Total size of 488.51m² (5,258ft²)
- Prominent quayside location

- EPC Rating D92
- Low total occupational costs from £17.00 ft²
- Within close proximity to Live Garden

Rental from £10 per ft²

LOCATION

Baltic Chambers is located on Broad Chare at the very heart of Newcastle Quayside, directly opposite the Law Courts. The Quaylink Bus Stop is located only 2 minutes walk from the property which offers good public transport connectivity. In addition, Newcastle Central Station is a 10 minute walk from the property connecting Newcastle to the nation's rail network.

The Quayside offers a range of award winning restaurants and bars including 21, The Broad Chare, Caffè Vivo, Piccolinos, and Silk Rooms as well as Tesco convenience store all within two minutes walking distance from Baltic Chambers making it a superb business location.

DESCRIPTION

The office suite is located on the 2nd floor and has superb character features and a good view east across the River Tyne to Gateshead Millenium Bridge and BALTIC. The historic nature of the property allows the office suite to incorporate some unique features including exposed brickwork and fireplaces. The office provides several open plan areas together with a number of spacious meeting rooms and self-contained toilet facilities.

- The suite benefits from the following specification;
- Character features
- Metal tiled suspended ceiling
- LED lighting
- Air conditioning
- Timber floors
- Perimeter trunking
- Lift access (please note the front door to the main building has stepped access)

ACCOMMODATION

Second Floor 488.51m² (5,258ft²)

EPC RATING

D92

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Office and premises	£45,000	£21,600

We are advised that the rateable value of the premises as at 1 April 2017 is £45,000 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 48p in the pound. However, interested parties should confirm the current position with the Local Authority.

TERMS

The office accommodation is available by way of a new lease with terms to be agreed with a rent from £10 per ft². The property offers a low total occupational cost from £17.00 per ft² per annum (rent, service charge and business rates).

VAT

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

LEGAL COSTS

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

MONEY LAUNDERING REGULATIONS

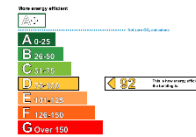
In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Nicholas Bramwell at Bradley Hall or joint agent Knight Frank.

Tel: 0191 232 8080
Email: nicholas.bramwell@bradleyhall.co.uk

Tel: 0191 221 2211
Email: patrick.matheson@knightfrank.com

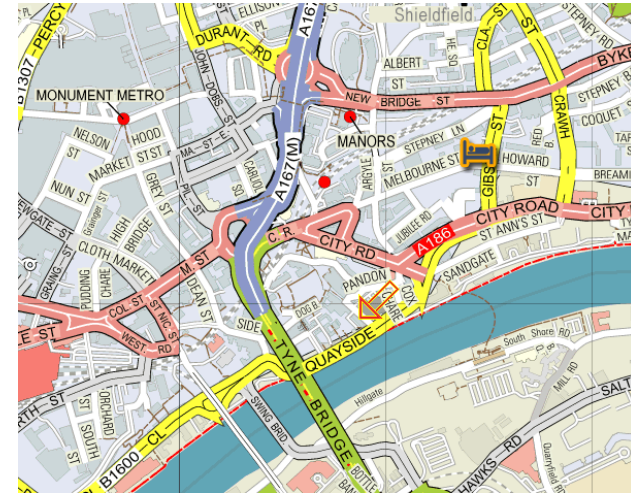


AGENTS NOTES

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.leasingbusinesspremises.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:
- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
 - 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.
 - 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
 - 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.
- Registered in England No. 07236458
 1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located 180ft away



0.3 miles from Manors Metro Station
 0.6 miles from Central Train and Metro Stations



0.3 miles from A167 (M)
 0.5 miles from A193
 1.3 miles from A1058



7.5 miles from Newcastle International Airport

