

**SUITE 3, FIRST FLOOR, SHAKESPEARE
HOUSE, 18 SHAKESPEARE STREET,
NEWCASTLE UPON TYNE, NE1 6AQ**

TO LET



- **Superb Central location**
- **Rent only £11.50 per sq ft per annum exclusive**
- **Flexible lease terms with Tenant Break Options**
- **Incentives**

LOCATION

Shakespeare House is situated opposite the Theatre Royal in the heart of Newcastle's traditional prime office core, close to Grey Street and benefits from ease of access to the Metro at Monument and is a two minute drive from the Central Motorway, A167(M).

Newcastle's prime retail areas of Northumberland Street and Intu Eldon Square Shopping Centre are only a few minutes' walk and Central Station can be reached within a 10 minute walk. There are a number of surface and multi-storey car parks close to the property.

Shakespeare House
18 Shakespeare Street
Newcastle upon tyne
NE1 6AQ

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youngsRPS
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

INCORPORATING

StantonMortimer

SHAKESPEARE HOUSE

Shakespeare House has been comprehensively refurbished and modernised to provide high quality city centre office accommodation on three upper floors. The offices benefit from the following specification:

- Fully carpeted throughout
- Security entry system and CCTV
- Eight person passenger lift
- Three compartmental floor trunking
- Gas fired central heating via perimeter radiators
- Kitchen and w.c. facilities are located within the common areas of the building on each floor
- Shower facilities
- Onsite cycle storage
- Double glazing throughout
- Good natural daylighting
- DDA compliant

Other occupiers of Shakespeare House include: CBI, YoungsRPS (Property Consultants), Christie & Co (Business Transfer Agents), Protocol Education Limited (Education Recruitment Agents), CK21 (Structural/Civil Engineers) and Charles Taylor General Adjusting Services.

ACCOMMODATION

This suite is situated on the first floor of the building, with views to the south and east on to Pilgrim Street and High Bridge. The entrance to the suite is via a corridor from the lift landing area.

The suite is arranged to provide a central general office with two offices off. There is a further general office or conference room which benefits from internal access as well as a secondary direct access from the communal parts. It extends to a total floor area of **112.78 sq m (1214 sq ft)**. Work is about to start on the complete refurbishment of the suite to include recarpeting and redecoration.

LEASE TERMS

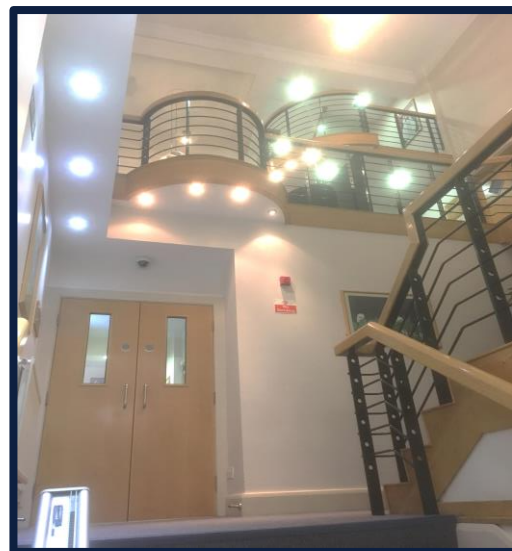
The accommodation is available on an effectively full repairing and insuring standard form of lease for the building for a term of 6 years, inside the protection of Part II of The Landlord & Tenant Act 1954.

RENT

£13,961 plus VAT per annum, based upon a rate of £11.50 plus VAT per sq ft per annum for the first three years of the term.



Shakespeare Street View from Grey Street



Entrance Lobby

RENT REVIEW

Rent to be reviewed in an upward only direction to market rent at the end of the 3rd year of the term.

SERVICE CHARGE

A service charge will be payable to enable the landlord to recover from the tenant a fair proportion of the costs of maintaining and managing the building and common areas.

The service charge will be capped for the first 3 years of the term at the rate of £5.50 per sq ft (£6,677) plus VAT per annum.

TENANT'S BREAK CLAUSE

The tenant will be able to break at the end of the second year of the term and annually thereafter upon at least six months' notice.

RENT FREE INCENTIVE

The first month of the term will be rent free. A further one month rent free will be offered if the tenant doesn't break the lease. This will only apply if a further full year is assured.



First floor landing with "break out" meeting area.

RATEABLE VALUE

We understand that the suite has a rateable value of £12,750.

Interested parties should confirm the rates liability with the business rates department of Newcastle City Council.

LEGAL COSTS

Each party to bear their own legal costs in connection with the preparation and execution of the lease.

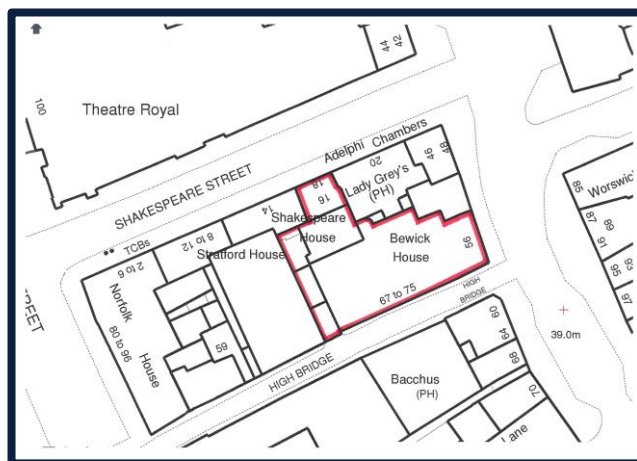
VIEWING

Strictly by appointment through Joint Agents YoungsRPS incorporating Stanton Mortimer or Knight Frank.

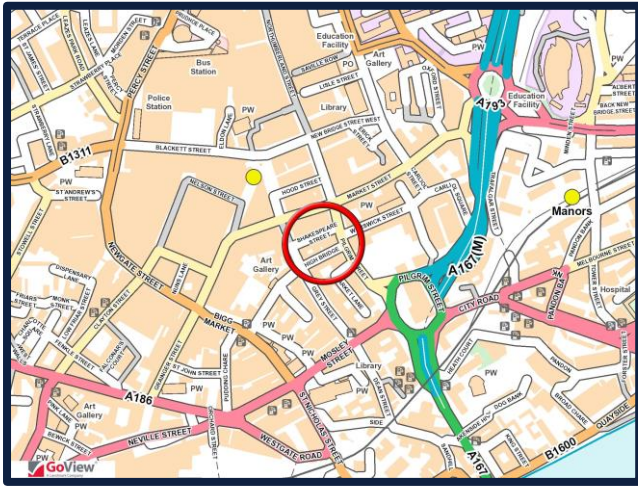
LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barrass Bridge, Newcastle upon Tyne (Tel: 0191 2328520)

All figures quoted above are exclusive of VAT where chargeable. Shakespeare House is registered for VAT purposes.



Detail plan



Street map

ENERGY PERFORMANCE CERTIFICATE

The suite has an EPC rating of C-61. A copy of the EPC certificate and recommendation report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk

Particulars Prepared 08/18

YoungsRPS incorporating Stanton Mortimer means Stanton Mortimer Limited, registered in England no: 5346678. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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2. All Floor areas and measurements are approximate.
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