

# TO LET

## City Centre Offices

2 Collingwood Street  
Newcastle upon Tyne  
NE1 1JF



- Open plan office space
- Air conditioning
- Secure access

### Location

The building is situated on the corner of Collingwood Street and the Groat Market in Newcastle's office and commercial core.

The property benefits from its proximity to Newcastle Central Station and major road links such as the A1(M) and A19.

### Description

The property is a refurbished grade II listed office building. Office accommodation is provided over 5 floors. The mezzanine office suite is open plan with air conditioning, perimeter trunking, private kitchen, WC facilities and some cellular offices/meeting rooms.

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Retail  
Development  
Industrial  
Investment  
**Office**

**T 0191 232 7030**



Hadrian House, Higham Place,  
Newcastle upon Tyne, NE1 8AF

E:info@naylors.co.uk

## Accommodation

The property has been measured in accordance with RICS Code of Measuring Practice (6th Edition) and has the following net internal areas.

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	207.95 m <sup>2</sup>	(2,238 ft <sup>2</sup> )
Basement Storage	92.9 m <sup>2</sup>	(1,000 ft <sup>2</sup> )
Suite 1A First Floor	96.00 m <sup>2</sup>	(1,034 ft <sup>2</sup> )
Suite 1B First Floor	108.79 m <sup>2</sup>	(1,171 ft <sup>2</sup> )
Suite 3A Third Floor	80.27m <sup>2</sup>	(864 ft <sup>2</sup> )
Suite 3B Third Floor	97.55m <sup>2</sup>	(1,050 ft <sup>2</sup> )

## Terms

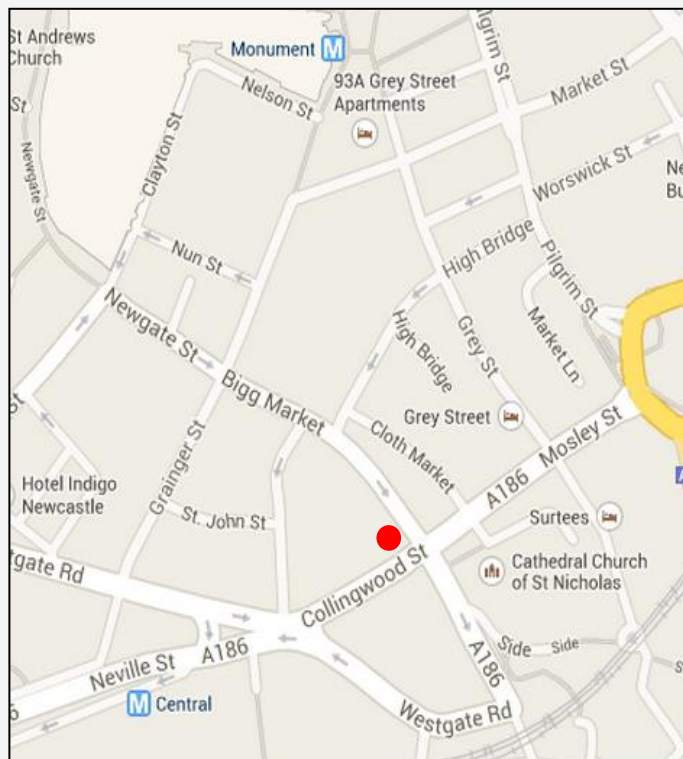
The premises are available on a new full repairing and insuring lease for a term to be agreed.

## Rent

£15 per ft<sup>2</sup> per annum exclusive.

## Rates

Interested parties are advised to contact the Local Rating Office to confirm rates payable.



## VAT

All figures quoted are exclusive of VAT where chargeable.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Further Information

For general enquiries and viewing arrangements please contact Jessica Simpson or James Fletcher on 0191 232 7030 or email:

[jessicasimpson@naylor.co.uk](mailto:jessicasimpson@naylor.co.uk) or  
[jamesfletcher@naylor.co.uk](mailto:jamesfletcher@naylor.co.uk)

## Naylor's Instructions

You may search our company web site [www.naylor.co.uk](http://www.naylor.co.uk) for details of all our current instructions.

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