



To Let

Fourth Floor, Cross House, Newcastle upon Tyne

- Flagship icon of the City Centre
- Contemporary Offices
- 3,464 sq ft (321.81m²)
- Landmark location
- Flexible lease terms
- Comfort cooling

0191 221 2211

St Ann's Quay, 124 Quayside, Newcastle upon Tyne, NE1 3BD

Description

Cross House is a landmark building at the very heart of the City Centre within a short stroll of the prime retail core, the Central Railway Station, Metro and Bus hub.

The offices have been invigorated to include four pipe fan coil VRF cooling and full access raised floors.

The floor plate delivers flexibility in terms of open plan and cellular layouts and we are happy to look at indicative space planning for occupiers.

Accommodation

The fourth floor provides the following Net Internal Area:

3,464 sqft (321.81m²)

Specification

- Prestige reception
- Lift to fourth floor
- Suspended ceiling with integrated lighting
- Full access raised floor
- Four pipe VRF cooling and heating
- Contemporary features

Rateable Value

Rateable Value for Fourth Floor, Cross House is £52,000 per annum.

Rates payable for financial year 2014/2015 is £25,064 per annum.

Lease Terms

The suite is available on flexible lease terms for a term of years to be agreed at a quoting rental of £14.00 per sq.ft per annum.

EPC Rating

E - 107

Viewing

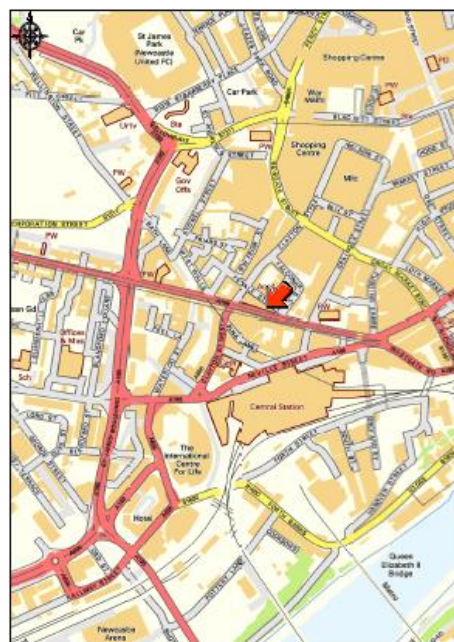
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Photographs - April 2014