

REFURBISHED PERIOD OFFICES TO LET

Bank Chambers, 26 Mosley Street, Newcastle upon Tyne, NE1 1DF

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Refurbished period offices to let
- Suites available from 500 sq. ft.
- Landmark city centre building
- EPC Rating available on request
- High specification
- Prominent city centre location

Rent from £14.50 per sq. ft.

SITUATION

The subject property is located in the prestigious heart of Newcastle city centre. The property is located on at the junction of Mosley Street and Dean /Grey Street, one of the most prominent crossroads in the core of the city centre. Mosley Street provides easy access to the Central Railway Station, Monument Metro Station and Eldon Square shopping centre; all of which are within walking distance.

DESCRIPTION

The property is of attractive stone construction with Miller and Carter Steak House, below, providing a high-quality leisure operation. The offices have recently undergone significant refurbishment to provide a great standard of accommodation.

The suites are split over three floors providing part open plan floorplates, complete with new LED panel lighting, access flooring and air conditioning. Additional self-contained kitchen, WC and shower facilities are located on all floors while there is also lift access to each.

EPC

Energy Performance Certificate available on request.

ACCOMMODATION

The accommodation is laid out over three floors with areas as below. Various size suites from 500 sq. ft. may be available and further details are available on request.

First Floor:	281.1m ²	3,026ft ²
Second Floor:	278.5m ²	2,998ft ²
Third Floor:	247.0m ²	2,659ft ²
Total:	806.66m²	8,683ft²

RATING ASSESSMENT

The current rateable value for this property is to be assessed.

TERMS

The property is available on effective full repairing and insuring (EFRI) terms via way of service charge, for a number of years to be negotiated and a rent from £14.50 per sq. ft.

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.

LEGAL COSTS

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

VIEWING

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

Tel: 0191 232 8080

Email: nicholas.bramwell@bradleyhall.co.uk

Tel: 0191 232 8080

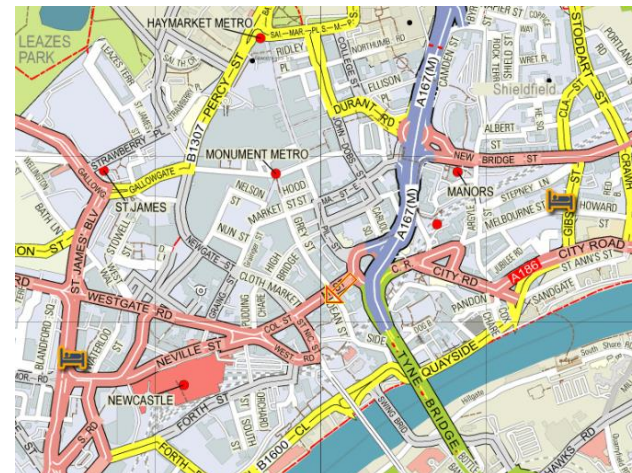
Email: tim.aisbitt@bradleyhall.co.uk

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 0.1 mile away on Grey Street



0.2 miles from Central Train Station and Central Metro Station
0.3 miles from Monument Metro Station



0.3 miles from A167 (M)
1 mile from A1058



7.2 miles from Newcastle International Airport

