



**KnightFrank.com**



## To Let – High Specification City Centre Offices

No. 2 Cathedral Square, Cloth Market, Newcastle upon Tyne, NE1 1EH

- From 4,176 sqft to 8,728 sqft
- Full accessed raised floors
- Comfort Cooling
- Secure Basement Car Parking
- 24 Hour Access
- Basement Storage Available

**0191 221 2211**

Quayside House, Quayside, Newcastle upon Tyne, NE1 3DX

## Location

No. 2 Cathedral Square is located in Cloth Market, in the very heart of Newcastle's traditional business core.

Within a 3 minute walk of Newcastle Central Station and only 5 minutes from the prime retail core of Northumberland Street, No. 2 Cathedral Square offers a fantastic City Centre location.

## Description

The available accommodation is located on the first and second floors of the building and is accessed via a modern ground floor entrance.

The suites offer the following specification:

- Contemporary reception
- Full accessed metal raised floors
- Suspended ceilings
- Comfort cooling
- DDA compliant
- Lifts to all floors
- 24 hour security
- Secure basement parking
- 24 hour access
- Basement storage available

## Floor Areas

The suites provide the following net internal floor areas (in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition):

Part 1 <sup>st</sup> Floor	387.96m <sup>2</sup> (4,176 sqft)
Part 2 <sup>nd</sup> Floor	422.90m <sup>2</sup> (4,552 sqft)

## Proposal

The accommodation is available by way of new effectively full repairing and insuring lease.

## Rent

Upon application

## Service Charge

In addition to the rent, a service charge is payable in respect to the repair and maintenance of the structure and common areas of the property. Further information available on request

## Rateable Value

All interested parties should make their own enquiries as to the rates payable with the Valuation Office on 0191 220 7000.

## Legal Costs

Each party is to be responsible for their own legal costs in connection with the transaction.

## VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## Viewing

Strictly by appointment through sole agents Knight Frank on ☎ (0191) 221 2211

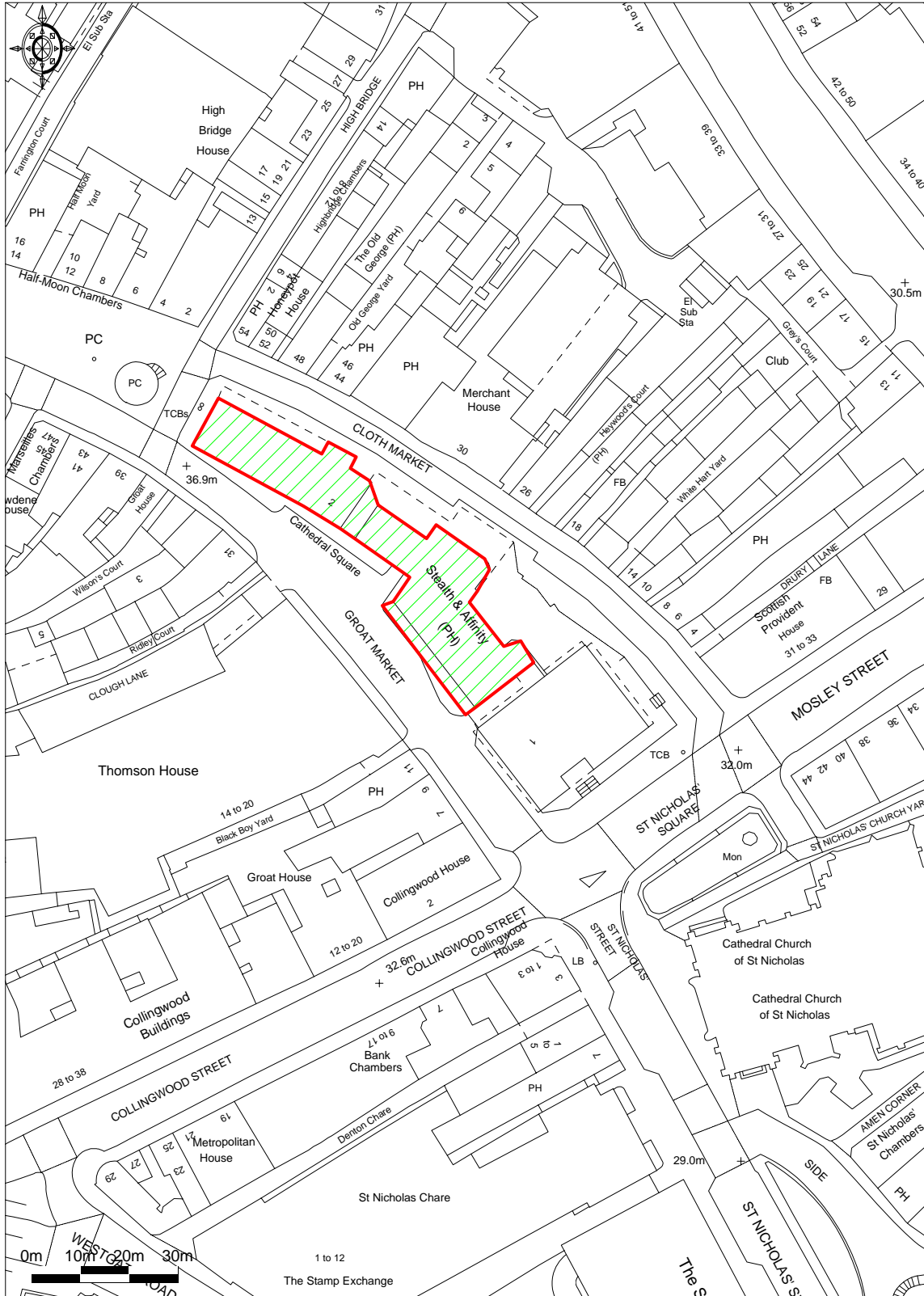
**Brochure & Photos: February 2011**

## Important Notice

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. **Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. **VAT:** The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.

# No 2 Cathedral Square Newcastle upon Tyne



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449.  
Getmapping plc 2011. Plotted Scale - 1:1250

Cathedral Sq - Site Plan

This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.

# No 2 Cathedral Square Newcastle upon Tyne



Ordnance Survey © Crown Copyright 2011. All rights reserved.  
Licence number 100020449. Plotted Scale 1:7500



Cathedral Sq - Location Plan

This plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.