

# Bradley Hall

CHARTERED SURVEYORS & ESTATE AGENTS



Bagnall & Kirkwood Ltd

Bagnall & Kirkwood Ltd.  
Established 1935

26

18-24 Grey Street

GENERAL BUILDINGS

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18-24 Grey Street, Newcastle upon Tyne, NE1 6AE



## SITUATION

The subject property is prominently located on Grey Street, in the heart of Newcastle upon Tyne city centre. Grey Street provides easy access to the Central Railway Station, Monument Metro Station and Eldon Square shopping centre; all of which are within walking distance.

Surrounding occupiers include a number of national covenants including Royal Bank of Scotland, NRG Recruitment and Workman LLP. Grey Street is also popular for both retail and leisure/food facilities playing host to many well known restaurants such as Harry's Bar, Las Iguana's and Browns as well as Grey Street Hotel and The Theatre Royal.



## DESCRIPTION

The property is a Grade II landmark listed building arranged over seven floors with only one suite remaining on the second floor. The suite has recently been refurbished to a high standard with modern fixtures and fittings to include recessed LED panel lighting, raised access flooring and additional storage facilities.

The property also benefits from an impressive quality finish ground floor atrium, with access provided via a grand direct street entrance offering access to reception, seating areas and two 10 passenger lifts which serve all floors. Additionally, there may also be on-site private car parking available.



## ACCOMMODATION

1 <sup>st</sup> Floor	459.13m <sup>2</sup>	(4,942ft <sup>2</sup> )
2 <sup>nd</sup> Floor - Suite 1	275.83m <sup>2</sup>	(2,969ft <sup>2</sup> )
2 <sup>nd</sup> Floor - Suite 2	111.95m <sup>2</sup>	(1,205ft <sup>2</sup> )
<b>Total</b>	<b>846.91m<sup>2</sup></b>	<b>(9,116ft<sup>2</sup>)</b>

## TERMS

The suites are available in part of whole by way of a new FRI leases for a term of years to be agreed at a rental at £15.00 per ft<sup>2</sup>.

## VAT

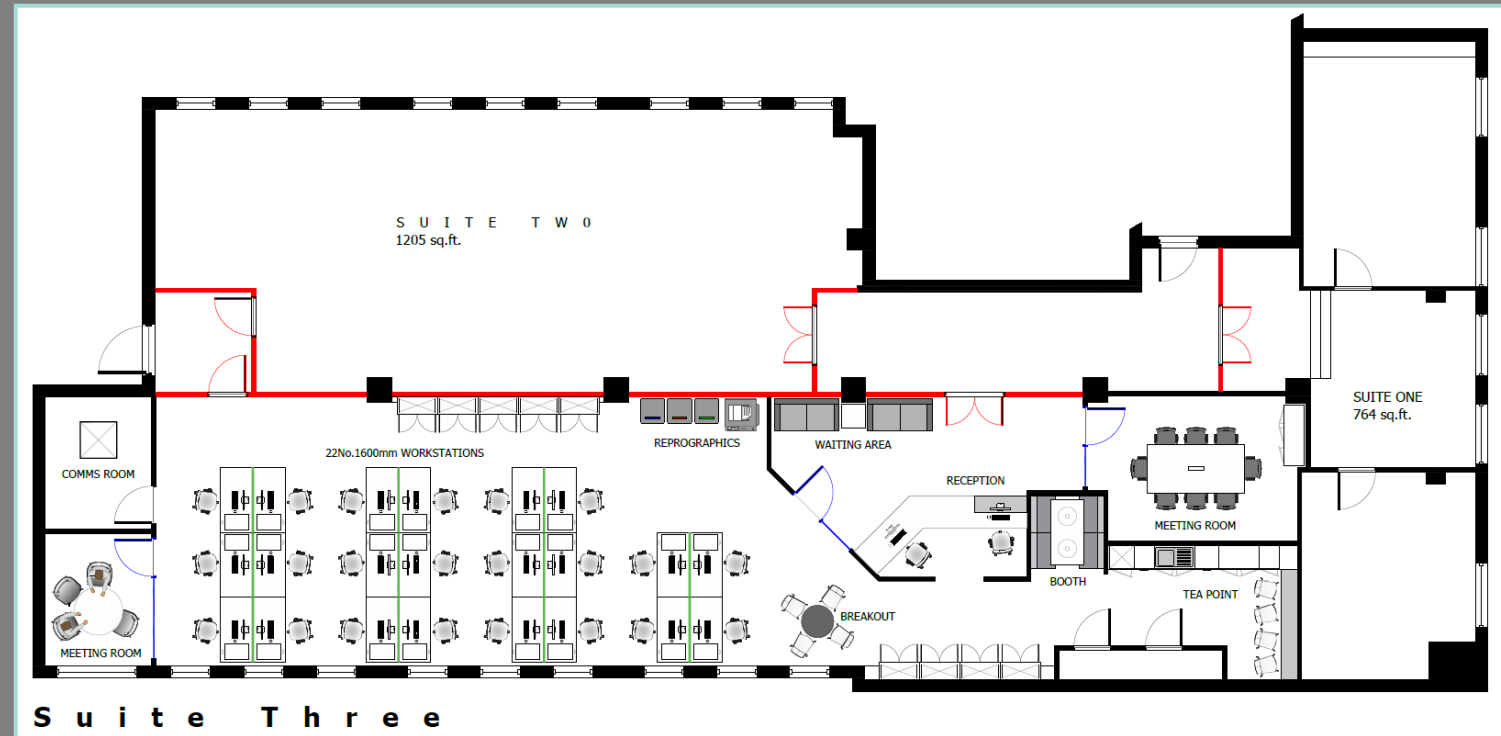
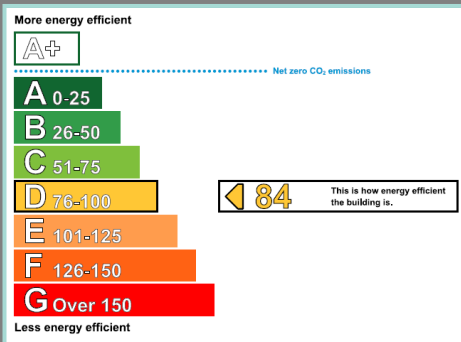
All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## LEGAL COSTS

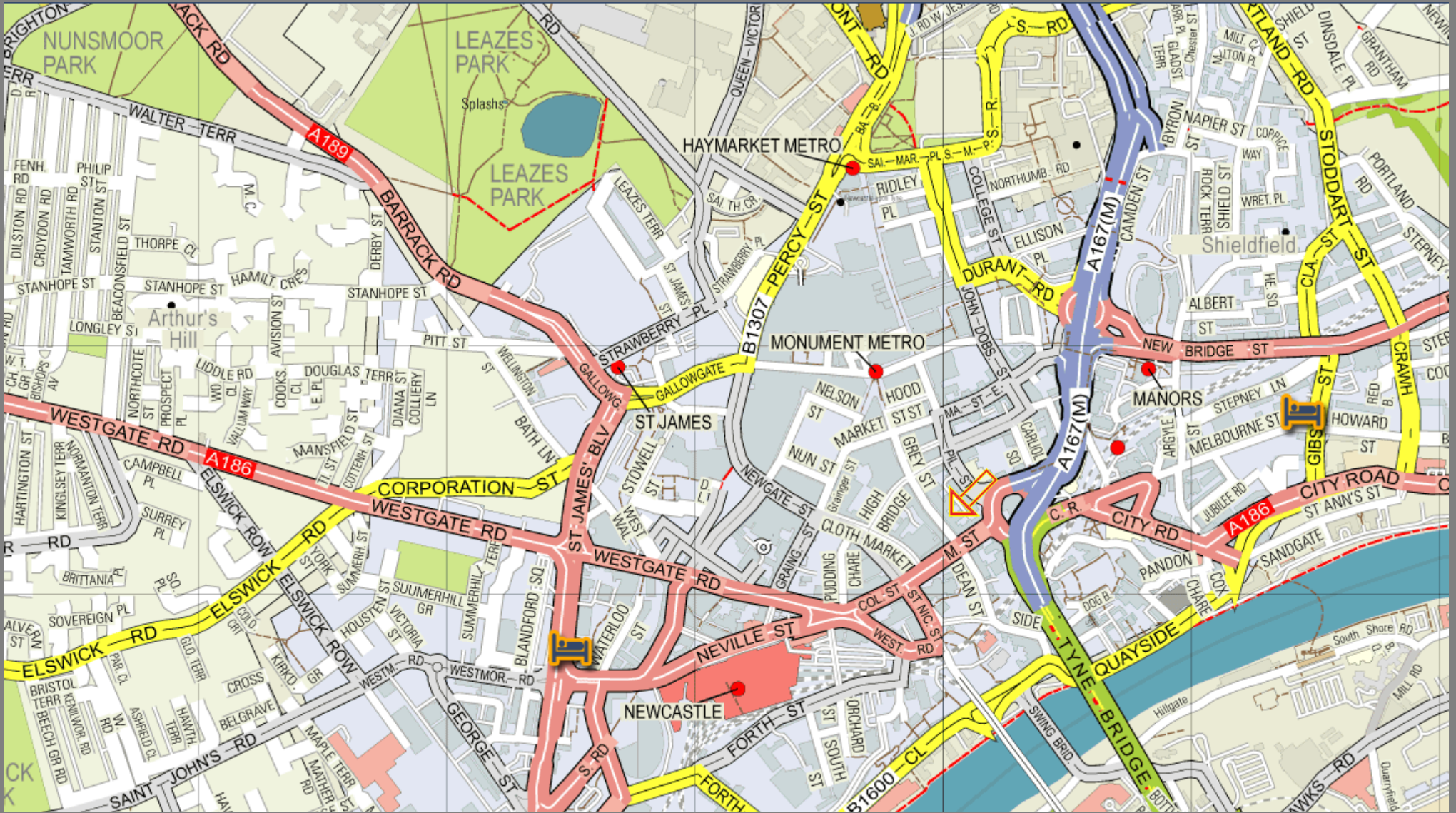
Each party is to bear their own legal costs involved in the transaction.

## EPC RATING

The property has a current EPC Rating of D84.











#### AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://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](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

## Contact us

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#### 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.
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- 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.

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