



Prominent Quayside Offices

489.6m² (5,270 sq ft)

Property Highlights

- Open plan office accommodation
- Grade A specification
- Prominent Quayside location
- Manned reception
- Undergoing refurbishment

For more information, please contact:

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Central Square

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Location

St Ann's Wharf is one of the most prominent buildings on Newcastle's Quayside, occupying a commanding position with river views and access to all of the amenities of this vibrant part of the city.

The Baltic Centre for Contemporary Art and the Sage Gateshead Performing Arts and Conference Centre are directly opposite and accessed via the Millennium Bridge.

Other nearby occupiers include:

- The Malmaison Hotel
- Ward Hadaway
- KPMG
- Norton Rose Fulbright LLP
- Barclays
- NEPIA
- Tesco Express
- Live Theatre

Situation

St Ann's Wharf is located just 0.5 miles east of Newcastle Central Station and is 0.2 miles south of Manors Metro Station. The Quaylink Bus stops outside the property providing access to the retail area of the city, Gosforth and Newcastle Great Park.

The A167 nearby links with the A1(M), the A194(M) and the A69. Newcastle International Airport is only 6 miles away.

Accommodation

The subject suite is currently undergoing refurbishment and will provide an open plan office with direct access from the main reception area.

The post-refurbishment specification includes raised floors, suspended ceiling with recessed lighting, good car parking ratio and 24-hour access and security.

The property provides the following approximate areas as measured in accordance with the RICS Code of Measuring Practice:

	Sq M	Sq Ft
Part 1 st Floor	489.6	5,270

SUBJECT TO CONTRACT

Terms

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

Rent

£20.00 per sq ft per annum exclusive of business rates, service charge and all other outgoings.

Service Charge

Available on request.

Energy Performance Certificate (EPC)

The property will be reassessed for energy performance following completion of the refurbishment works.

Business Rates

According to the 2017 rating list, the current rates payable equate to approximately £7.60 per sq ft per annum.

Legal Costs

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

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT.



May 2019

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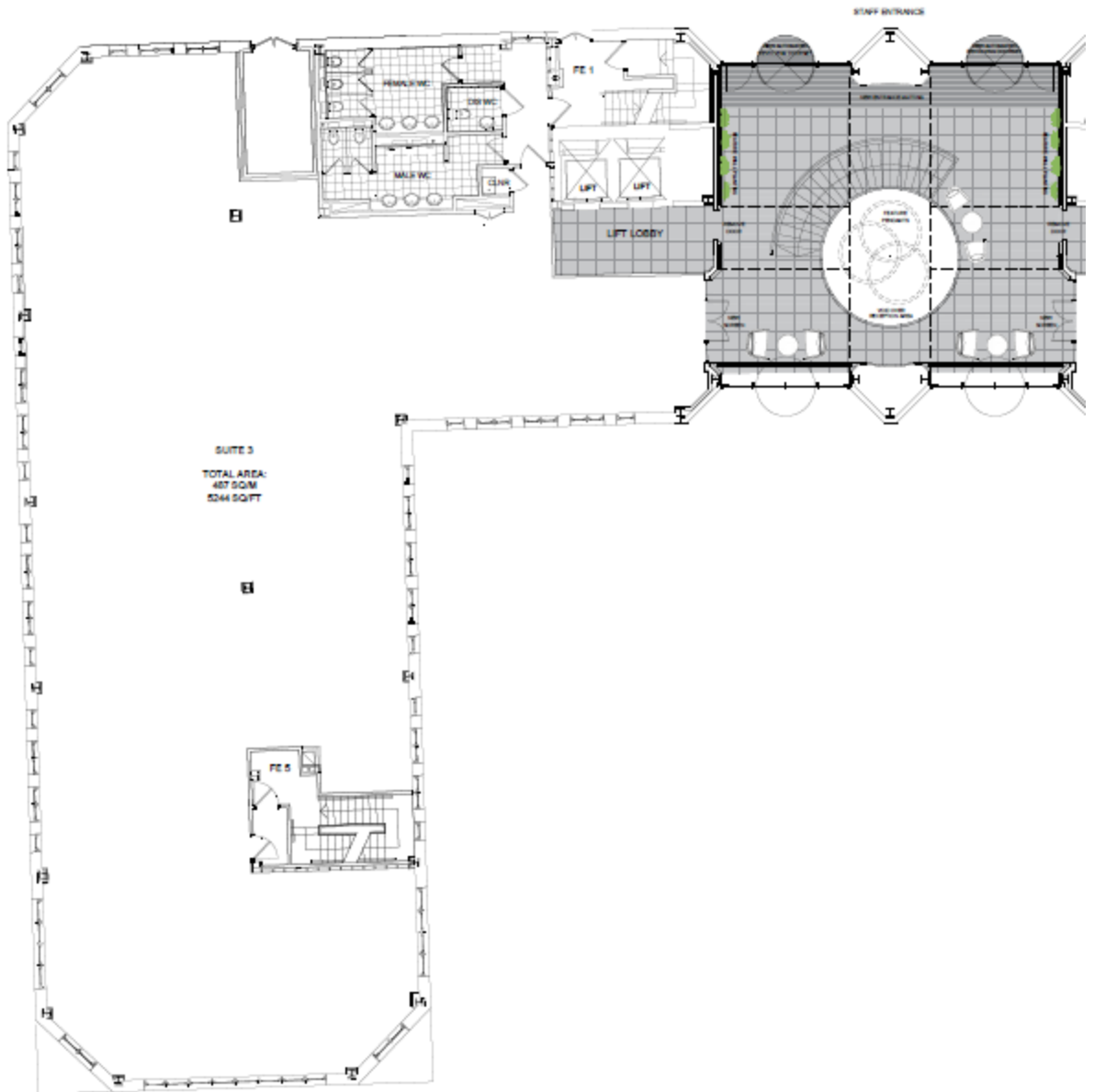


**CUSHMAN &
WAKEFIELD**

TO LET

Part 1st Floor, 2 St Ann's Wharf

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Indicative Only Not to Scale

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