

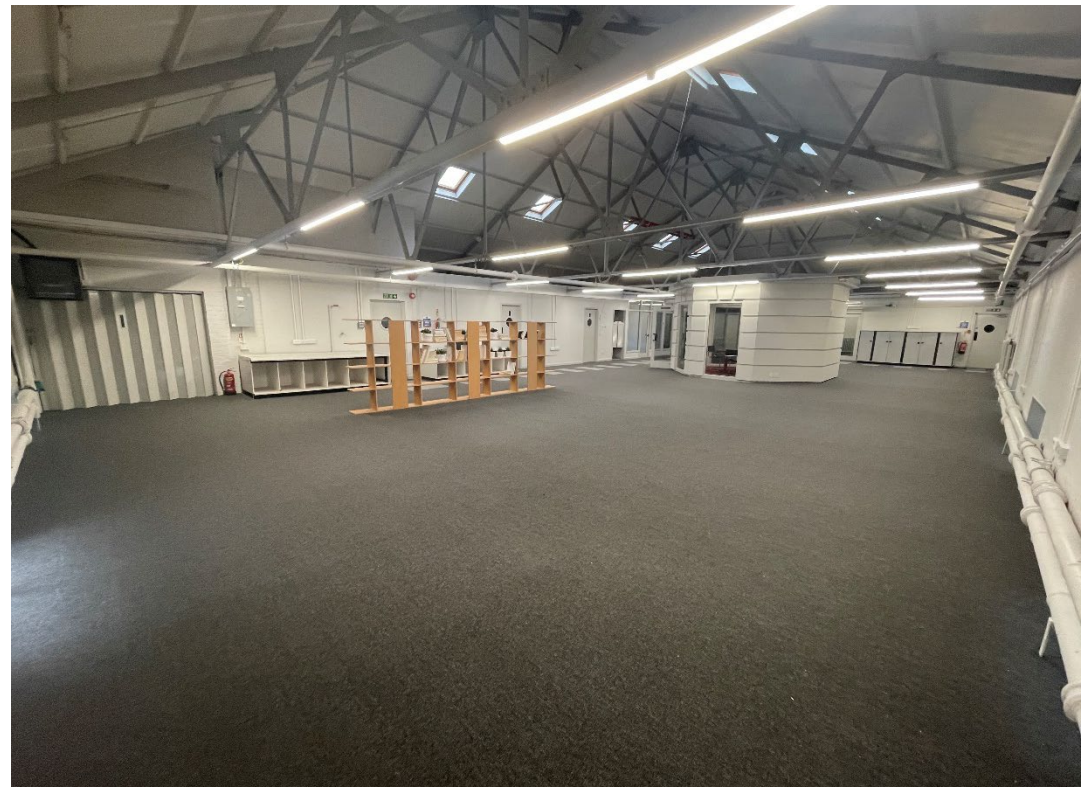
# CREATIVE OFFICE SPACE TO LET

2<sup>nd</sup> Floor Buxton House, 1 Buxton Street, Newcastle upon Tyne, NE1 6NJ

- 2<sup>nd</sup> floor feature office space
- Total size of 321.4m<sup>2</sup> (3,460ft<sup>2</sup>)
- Close proximity to Quayside & city centre
- EPC Rating E104
- On site car parking
- Self contained with kitchenette and WC's

**Overall occupational cost of  
£40,000 per annum**

BradleyHall



## LOCATION

The subject property is prominently located on the corner of Buxton Street and Gibson Street in Newcastle upon Tyne, just 0.5 miles east of the city centre.

The property is situated directly opposite the Staybridge Hotel and just 0.2 miles from Newcastle's Quayside which is a popular and established business and leisure destination and only a 10-minute walk from Northumberland Street in Newcastle City Centre. This makes the property easily accessible and well located, particularly for meetings, or lunch breaks in the City Centre, or Quayside.

The property is well located for accessibility by road, with the A193 just 0.1 of a mile away, the A167(M) is 0.4 of a mile away and the A186 is approximately 160 yards away. Public transport links include Manors Metro and Railway Station which is 0.5 miles away.

## DESCRIPTION

The office space is situated on the 2<sup>nd</sup> floor of Buxton House which is a substantial four storey, detached office building which occupies a prominent corner position.

The second floor provides open plan office space which would be suitable for a variety of uses.

On site car parking may be available.

## ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

Second Floor	321.4m <sup>2</sup>	3,460ft <sup>2</sup>
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## EPC RATING

E104

## RATING ASSESSMENT

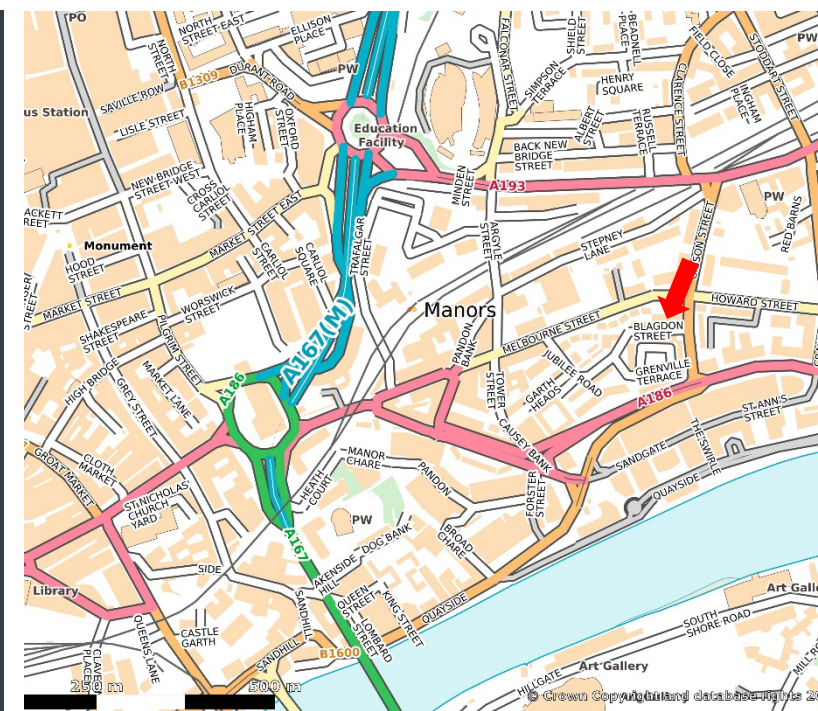
We understand that that the Rateable Value will need to be reassessed and interested parties should confirm the current position with the Local Authority.



Car parking on site  
0.4 miles from  
A167(M)  
0.5 miles from  
Manors Metro Station  
0.4 miles from Tyne  
Bridge  
0.1 mile from A193



0.2 miles from  
Quayside  
0.5 miles from Eldon  
Square



## TERMS

The property is available by way of a new lease with terms to be agreed with an overall occupational cost of £40,000 (Forty Thousand Pounds) per annum.

This figure includes rent, building insurance, rates and utilities.

## 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.

### IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

### 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.

## LEGAL COSTS

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

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

## VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

**Tel:** 0191 232 8080

**Email:** [newcastle@bradleyhall.co.uk](mailto:newcastle@bradleyhall.co.uk)

[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

