

# OFFICES TO LET

3<sup>rd</sup> Floor, 33 Grey Street, Newcastle upon Tyne, NE1 6EE

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS

- City centre office space
- Total size of 237.5m<sup>2</sup> (2,584ft<sup>2</sup>)
- Secure on site car parking
- Service charge is payable
- EPC Rating B49
- New lease available

**Rental of £18.50 per ft<sup>2</sup>**



### LOCATION

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.

Grey Street is a popular business location with surrounding occupiers including 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 situated on the 3<sup>rd</sup> floor, accessed directly off Grey Street, there is a communal entrance with lift access directly into the Suite. Shower facilities are located on the ground floor, which can be accessed from the rear of the building.

The office is self-contained with a large boardroom, a separate 8 person meeting room, 2 private offices and a kitchen. All finishes are to a high specification.

The suite has fully accessed raised floors, strip LED lighting, CAT 5 cabling and demised toilet facilities.

The suite benefits from 3 secure car parking spaces to the rear of the property, with communal bike storage facilities.

### ACCOMMODATION

3<sup>rd</sup> floor                      237.5m<sup>2</sup>                      2,584ft<sup>2</sup>

### EPC RATING



### RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Office and Premises	£42,500	£21,207.50

We are advised that the rateable value of the premises as at 1 April 2017 is £42,500 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 49.9p in the pound. However, interested parties should confirm the current position with the Local Authority.

### TERMS

The property is available by way of a new FRI lease with terms to be agreed at £18.50 per ft<sup>2</sup>. A service charge in relation to the maintenance of the buildings communal areas will be payable with further details available on request.

### 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.

### MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

### VIEWING

For general enquiries and viewing arrangements please contact Lucy Mouter at Bradley Hall or Nathan Douglas at Knight Frank.

**Tel:** 0191 232 8080  
**Email:** [lucy.mouter@bradleyhall.co.uk](mailto:lucy.mouter@bradleyhall.co.uk)

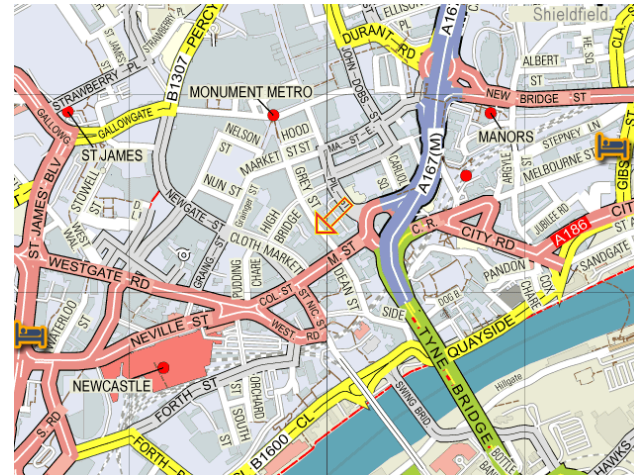
**Tel:** 0191 594 5002  
**Email:** [nathan.douglas@knightfrank.com](mailto:nathan.douglas@knightfrank.com)

### 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.



### 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 on Grey Street



0.1 mile from Monument Metro Station  
 0.3 miles from Central Train Station



0.1 mile from A167 (M)  
 0.8 miles from A1058



7 miles from Newcastle International Airport

