

City Centre Offices to Let

37 The Side, Newcastle upon Tyne, NE1 3JE

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Second, third & fourth floor offices
- Sizes from 885ft² - 2,066ft²
- Period refurbished office space

- City centre location
- EPC Rating D83
- Popular Quayside location

Rent from £9,750 per annum

LOCATION

The premises occupy a prominent location of The Side, located between the traditional Centre Business District and the Quayside. With many bars and restaurants located in the vicinity this makes the location convenient for both business and entertaining. Newcastle central station and metro station are within 5 minutes walking distance.

DESCRIPTION

The property comprises two office units available separately or together as a whole. The units comprise several partitioned office suites, each with a single large office space. Each unit benefits from carpeted flooring, with recessed lighting and perimeter trunking. The third floor comes with the added benefit of additional loft space with office fit out.

The units share an access with the ground floor common area, providing pedestrian access out onto The Side thoroughfare.

ACCOMMODATION

Second Floor	82.2m ²	885ft ²
Third and Fourth Floor	109.7m ²	1,181ft ²
Total	191.9m²	2,066ft²

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
2 nd Floor	£5,040.00	£2,514.96
3 rd & 4 th Floors	£5,325.00	£2,657.18

We are advised that the rateable value of the premises as at 1 April 2017 is as above and we have estimated the actual 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.

EPC RATING

D83



TERMS

The property is available by way of a new lease with terms to be agreed on the following rents;

Second Floor - £9,750 per annum

Third & Forth Floor - £11,250 per annum

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 Bradley Hall.

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk

AGENTS NOTES

You may search our company website 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 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. 6140702

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops within 180ft



0.4 miles from Central Train and Metro Stations



0.2 miles from Tyne Bridge and A167(M)



7.5 miles from Newcastle International Airport