



Gunner House, Neville Street, Newcastle Upon Tyne, NE1 5DF

(4th Floor – 921 Sq Ft & 5th Floor – 2,194 Sq Ft)

TO LET

Bradley Hall

DESCRIPTION

Gunner House occupies a prominent and highly accessible position on Neville Street in Newcastle upon Tyne city centre, directly opposite Newcastle Central Station and Metro interchange. Neville Street forms part of the A186, a key arterial route through the city centre, providing convenient access to the A167(M) and Tyne Bridge to the east, as well as the A1(M) to the west.

The property is located approximately 120 yards from Grainger Street, one of the city centre’s principal thoroughfares, providing direct access to Monument and Eldon Square, Newcastle’s main retail and leisure destinations. Gunner House benefits from its position within a well-established and vibrant mixed-use area, surrounded by a range of retailers, hospitality venues and businesses, including The County Hotel, The Gunner Tavern, Sainsbury’s, Subway, Pink Lane Coffee and The Station Barbers.

KEY SPECIFICATION

- 4th & 5th Floor Office
- Toilets on every floor
- 24 hour Access
- City Centre Location
- Rent inclusive at £10 per square foot

USE

Use Class E

EPC RATING

E -119



Description	Metres ²	Square Foot
Fourth Floor	85.56	921
Fifth Floor	203.82	2,194

LOCATION

Gunner House is prominently located on Neville Street in the heart of Newcastle upon Tyne city centre, directly opposite Newcastle Central Station and within close proximity to the city's principal retail, leisure, business and transport amenities. The surrounding area is a well-established mixed-use commercial location, characterised by a range of office occupiers, independent businesses, national retailers, hotels, restaurants and leisure operators.

Neville Street forms part of the A186, providing convenient access through Newcastle city centre and to the wider regional road network, including the A167(M), Tyne Bridge and A1(M). The property is also situated approximately 120 yards from Grainger Street, providing easy access to Monument and Eldon Square, the city centre's principal retail destinations. Newcastle Central Station and the adjacent Metro network are located immediately opposite the property, providing excellent rail and public transport connectivity across the North East and nationally.



TERMS

The property is available by way of a new lease with terms to be agreed at a rent of £9,210 (4th Floor) or £21,940 (5th Floor) per annum, plus VAT, Service Charge and Rates

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.

SERVICE CHARGE

Added onto rental payments.

RATING

Interested parties should contact the Local Authority to confirm the current business rates liability. The property may qualify for Small Business Rates Relief if it is your only business premises, subject to the relevant eligibility criteria.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

CONTACT

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Bradley Hall



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