



Bealim House
17-25 Gallowgate, Newcastle-upon-Tyne, NE1 4SG
2nd Floor Office
77.95 SQ M (839 SQ FT)

TO LET

Bradley Hall

DESCRIPTION

A well presented second floor office suite located in the heart of the city centre, offering modern, flexible office accommodation suitable for a range of businesses. The suite benefits from air conditioning and heating, LED lighting, perimeter trunking and attractive exposed services and brick feature walls, creating a contemporary working environment. The building also provides a secure intercom entry system and 24 hour access for added convenience. Occupiers have a private internal meeting room and a fully equipped conference interactive TV, ideal for presentations, training sessions and client meetings.

KEY SPECIFICATION

- 2nd Floor Office
- Private Meeting Room
- Perimeter Trunking
- 24 hour Access
- City Centre Location
- Rent inclusive of Service Charge £24,000 per annum

USE

Use Class E

EPC RATING

C-73

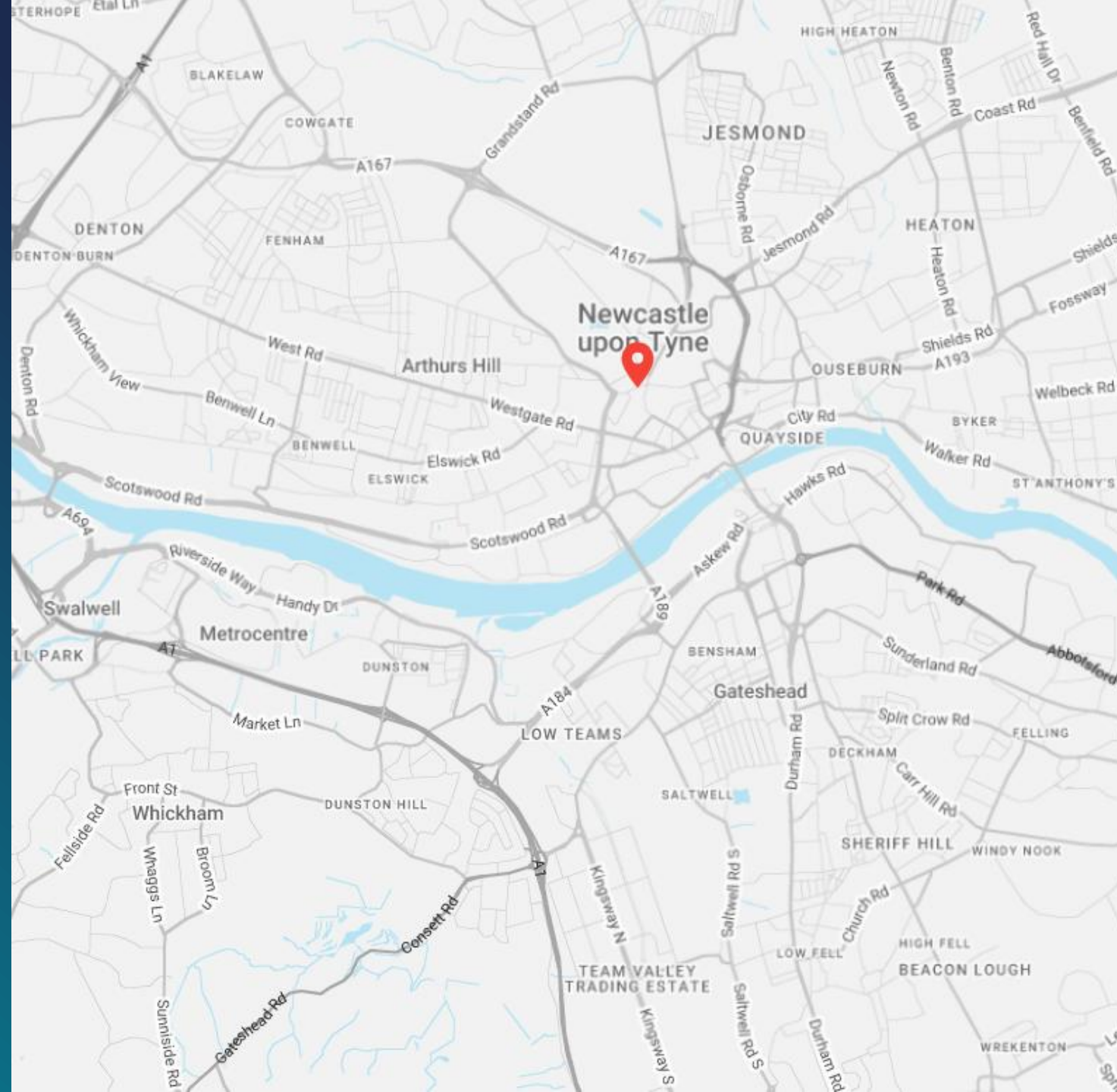


DESCRIPTION	SIZE (SQ M)	SIZE (SQ FT)
2 nd Floor Office	77.95	839

LOCATION

The subject property is located on Gallowgate in the heart of Newcastle-upon-Tyne city centre, adjacent to St James' Park and within close proximity to the city's principal retail, leisure, business and transport amenities. The surrounding area is well established as a mixed-use commercial location, with a wide range of office occupiers, independent businesses, national retailers, restaurants and leisure operators situated nearby.

Gallowgate provides convenient access to both the city centre and the wider regional road network, linking with Barrack Road and the A189, providing access to the A12(M). Newcastle central Station is approximately 0.7 miles to the south, along with Haymarket metro and bus station being a small walk, providing regular access across Tyne and Wear.



TERMS

The property is available by way of a new lease with terms to be agreed at a rent of £24,000 (Twenty Four thousand pounds) per annum, Inclusive of service charge.

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

Included within 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 SURVEYOR

0191 232 8080

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Bradley Hall



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 **5)** All details are provided Subject to Contract

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