

TO LET

1st Floor – Provincial House

150 Northumberland Street, Newcastle Upon Tyne, NE1 7DQ



Office Accommodation **274.90 sq m (2,959 sq ft)**

Property Highlights

- Situated on the prime retail pitch of Northumberland Street
- 1st Floor Suite
- 2,959 sq ft office accommodation
- Dedicated kitchen within the suite
- Dedicated Male & Female toilets
- Lift access

For more information, please contact:

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Location

Provincial House is situated on the prime pitch of Northumberland Street, occupied by retailers such as Fenwick, Primark and Marks & Spencer.

Provincial House is in close proximity to principal business locations including, INTU Eldon Square, Civic Centre and Newcastle & Northumbria University.

The property also benefits from its locality to both Haymarket Bus and Metro station which are located directly opposite Provincial House providing excellent transport connections throughout Newcastle, Gateshead, Sunderland and Northumberland. Vehicular access is provided via the A167(M) into central Newcastle which further adjoins onto the A1(North/South).

Description

Provincial House is a three storey mixed office and retail property located on Northumberland in central Newcastle Upon Tyne.

The 1st floor suite of Provincial House provides 2, 959 sq ft of accommodation across a single, mostly open plan floorplate benefitting from a range of partitioned offices and meeting rooms:

The property provides the following specification:

- Suspended ceilings
- Coded secure entrance door & suite access
- Air Conditioning (Cassette Cooling in Part)
- Perimeter Heating
- Solid Floor with part underfloor trunking
- Dedicated Male & Female WCs
- Designated Kitchen area
- Lobby entrance
- 1 x 8 person lift

Accommodation

The available suite provides the following approximate Net Internal Area (NIA)

	Sq M	Sq Ft
First Floor	274.90	2,959

Terms

The suite is available by way of a new effective full repairing and insuring lease direct from the landlord for a term of years to be agreed.

Rent

The first floor suite is available on an annual rent of £38,467 reflecting a rent per sq ft of £13.00.

Service Charge

The service charge for the suite reflects £4.50 per sq ft per annum.

EPC Rating

The 1st floor of the property holds an EPC Rating of E-125.

Business Rates

Rates to be paid in the usual manner, it is advised all interested parties make their own enquiries. The rateable value of the suite is £26,500.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless stated otherwise.

SUBJECT TO CONTRACT



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