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## **Freehold - For Sale Bolbec Hall, Westgate Road, Newcastle upon Tyne, NE1 1SE**

**Offices**

**Size 1,551.09 sq m (16,695 sq ft)**



- Close proximity to Newcastle Central Station
- Grade II Listed building
- Suitable for alternative uses subject to planning

## Location

Bolbec Hall is prominently located on the south side of Westgate Road immediately adjacent to the Lit and Phil Library. The entire site lies within the Newcastle Central Conservation Area and is also located within the Hadrian's Wall World Heritage Site.

The property is located in close proximity to Newcastle Central Station, providing access to both the national rail network and the Tyne & Wear Metro system.

The property is also ideally situated for retail and leisure amenities within Newcastle city centre together with contract car parking and on-street public car parking nearby. There are also bus stops located close by on Westgate Road.

## Description

Bolbec Hall was constructed as speculative offices in 1909 with a sandstone façade beneath twin pitched slate roofs.

The property provides six storeys of accommodation over a large basement.

Architecturally the building is an exuberant work of Edwardian Baroque eclecticism and Grade II Listed.

The property benefits from the following specification:

- Grand entrance hall and elegant staircase
- Various period features
- Lift
- Male and female toilets to each floor

There is no car parking available on site.

## Accommodation

The property provides the following net internal floor areas:

Basement	159.91 sq m	(1,721 sq ft)
Reception/Entrance Hall	49.69 sq m	(535 sq ft)
Ground Floor	218.15 sq m	(2,348 sq ft)
First Floor	227.56 sq m	(2,449 sq ft)
Second Floor	228.06 sq m	(2,445 sq ft)
Third Floor	222.71 sq m	(2,397 sq ft)
Fourth Floor	219.54 sq m	(2,363 sq ft)
Fifth Floor	225.47 sq m	(2,427 sq ft)
<b>Total</b>	<b>1,551.09 sq m</b>	<b>(16,695 sq ft)</b>

## Services

The property benefits from all the main services.

## Rateable Value

The property has various separate assessments across the building. Interested parties are advised to make their own enquiries to the Local Authority.

## EPC

The property has an EPC rating of C:75. Full details upon request.

## Tenure

Freehold.

## Price

Offers in excess of £1,250,000 plus VAT.

## VAT

All figures quoted within these terms are exclusive of VAT where chargeable.

## Legal Costs

Each party to be responsible for their own legal costs incurred within any transaction.

## Viewing

Any viewings are strictly by appointment via sole agents BNP Paribas Real Estate.

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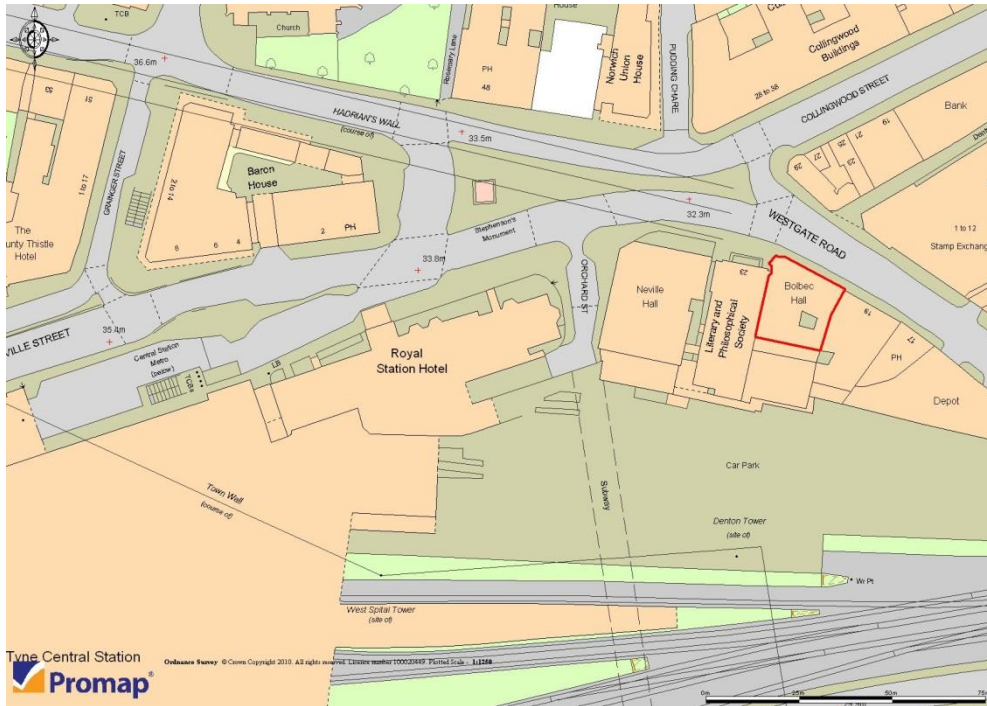
### **Lewis Wheatman**

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### **Subject to Contract**

**1 February 2018**



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