



BNP Paribas Real Estate  
One Trinity Gardens  
Broad Chare  
Newcastle upon Tyne  
NE1 2HF

**Tel: 0191 232 8127**

**Fax: 0191 232 0944**

## **To Let/May Sell 172 New Bridge Street, Newcastle upon Tyne, NE1 2TE**

**Office Premises  
162.73 sq m (1,752 sq ft)**



- Close proximity to Manors Metro station
- Demised car parking



## Location

The subject property is situated on the west side of New Bridge Street, located approximately a quarter of a mile east of Newcastle City Centre. The location has excellent road links to the city centre and Tyne Bridge which provides easy access to the A1 and Gateshead.

Manors Metro Station is within a short walking distance and New Bridge Street is a popular route for local bus services in, out and around the city centre.

## Description

The property comprises of a three storey terraced office building with the accommodation arranged over the basement, ground, first and second floors. Internally the property provides a mix of cellular and open plan office accommodation with toilets located on each floor.

The property benefits from the following specification:

- Strip and recessed lighting
- Suspended ceilings
- Perimeter trunking
- Wall mounted panel heaters

In addition there are two car parking spaces situated to the rear of the property.

## Accommodation

The property provides the following Net Internal Areas:

Basement	36.94 sq m	(398 sq ft)
Ground Floor	34.88 sq m	(375 sq ft)
First Floor	45.65 sq m	(491 sq ft)
Second Floor	42.26 sq m	(487 sq ft)
<b>Total NIA</b>	<b>162.73 sq m</b>	<b>(1,752 sq ft)</b>

## Services

We understand the property benefits from all the main services.

## Rateable Value

According to the Valuation Office Agency website the property is listed within the 2017 list as 'Offices and Premises' with a Rateable Value of £14,500.

## Tenure

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at a rent of £20,000 per annum.

Alternatively our client may consider a sale of the freehold.

## VAT

All accounts are subject in full to VAT at the standard rate.



**Legal Costs**

Each party is responsible for their own legal costs incurred with this transaction.

**Contact details, Viewing and Further Information**

Strictly by prior appointment with BNP Paribas Real Estate

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+44 (0) 191 227 5714

**Subject to Contract  
August 2017**

**Energy Performance Certificate** HM Government  
Non-Domestic Building

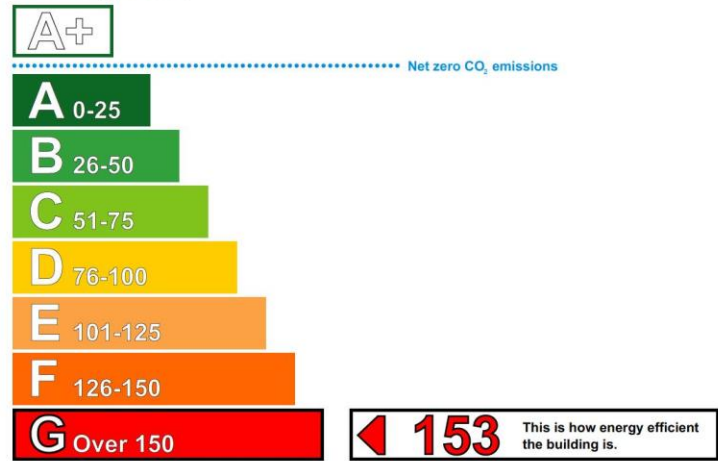
172 New Bridge Street  
Newcastle Upon Tyne  
NE1 2TE

**Certificate Reference Number:**  
9920-4035-0378-7520-8024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient



Less energy efficient

**Technical information**


**Main heating fuel:** Grid Supplied Electricity  
**Building environment:** Heating and Natural Ventilation  
**Total useful floor area (m<sup>2</sup>):** 232  
**Building complexity (NOS level):** 3

**Benchmarks**

**Buildings similar to this one could have ratings as follows:**  
**48** If newly built  
**75** If typical of the existing stock

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 Subject

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