



**To Let
Sixth Floor, Percy House
Percy Street
Newcastle upon Tyne
NE1 4PW**

**Office Premises
318 sq m (3,422 sq ft)**



- Excellent proximity to Eldon Square Shopping Centre and Haymarket bus station
- Basement car parking

Location

The property is located within the commercial core of Newcastle city centre within easy reach of Eldon Square and the prime retail heart of the city centre.

Public transport links are excellent with the Metro stations at Gallowgate and Haymarket within minutes' walk, whilst there is additional car parking at Eldon Garden, Stowell Street and Gallowgate.

Description

The main entrance from Percy Street leads to a 'manned' reception within a fully refurbished common area and provides access to the stairwell and two passenger lifts to the building.

The sixth floor is predominantly open-plan providing a regular floor plate, being fully carpeted with raised access floors throughout, panel radiators and suspended ceiling with Cat II lighting and comfort cooling.

The floor benefits from two existing partitioned offices together with kitchenette facilities and demised male and female toilets together with cleaners' storage.

Car parking is available on-site within the basement.



Accommodation

The sixth floor provides a total floor area of 318 sq m (3,422 sq ft).

The above areas have been measured in accordance with International Property Measurement Standards (IPMS 3).

Services

The office benefits from all main services.

Rating

The Valuation Office Agency website describes the property within the 2017 Rating List as 'Office & Premises' with a Rateable Value of £39,250.

Tenure

The accommodation is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £16.00 per sq ft.

Car Parking

There are car parking spaces available in the basement by way of separate licence agreement at £1,500 per space, per annum, exclusive.

EPC

The property benefits from an EPC of D:85.

Legal Costs

Each party is to bear their own legal costs incurred in any transaction.

VAT

Unless otherwise stated all prices and rents quoted within these terms are exclusive of VAT where chargeable.

Contact Details, Viewing & Further Information

Strictly via sole agents, BNP Paribas Real Estate:

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Subject to Contract

August 2017

