



**To Let
Seventh Floor, Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF**

**Office Premises
385.81 sq m (4,153 sq ft)**



- High quality reception area
- Fully fitted suite with 52 work stations
- Top floor with panoramic views
- Basement car parking

Location

Hadrian House is located on Higham Place which links with New Bridge Street and is within walking distance of Northumberland Street, Eldon Square and the prime retail heart of the city centre.

Public transport links are excellent with Monument, Haymarket and Manors Metro stations within a short walk, along with a number of bus stops on New Bridge Street. The location also benefits from excellent road connectivity being within 100 metres of Newcastle Central Motorway (A167) which in turn gives direct access to the A1(M) north and south.

Other occupiers within the building include Zurich, Aon and Origen Financial Services.

Description

The main entrance to the building leads to a high quality 'manned' reception area incorporating glazed sliding doors, limestone floor, reception desk and provides access to the stairwell and two 10-person passenger lifts.

The seventh floor provides predominantly open-plan accommodation on a regular shaped floor plate. The space is currently fitted out with 52 work stations together with boardroom and meeting room facilities. The offices are fully carpeted with a suspended ceiling with recessed lighting, comfort cooling and dado trunking.

The seventh floor has panoramic views across the city.

The accommodation also benefits from kitchenette facilities and male and female WCs.

Car parking is available on-site within the basement.

Accommodation

The accommodation provides the following areas:

Net Internal Area	385.81 sq m	(4,153 sq ft)
International Property Measurement Standards (IPMS3)	387.90 sq m	(4,175 sq ft)

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 £42,500.

Tenure

The accommodation is available by way of either an assignment or sublease for a term to be agreed at a passing rent of £56,000 per annum (£13.50 per sq ft).

Car Parking

There are four car parking spaces available in the basement by way of separate licence agreement at £1,400 per space, per annum, exclusive.

EPC

The property benefits from an EPC of D:86.

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
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