

TO LET

Flexible Office Accommodation

Norfolk House
Grey Street
Newcastle upon Tyne
NE1 6AG



Location

Norfolk House is located in a prominent position on Grey Street, Newcastle's premier city centre office location. Norfolk House is conveniently located within easy access to Metro and rail stations, with both Central Station and Monument being within easy walking distance.

Description

The accommodation benefits from the following:

- Central heating.
- Carpeted flooring coverings.
- Suspended ceiling with CAT 2 lighting.
- Staff tea point facility.
- Male and female WC facilities.
- Passenger Lift.

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Retail
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T 0191 232 7030



Hadrian House, Higham Place,
Newcastle upon Tyne, NE1 8AF
E info@naylor.co.uk

Accommodation

We calculated the approximate Net Internal Areas to be as follows:

	m ²	ft ²
Second Floor	238.65	2,568
Third Floor	248.03	2,670
Total	486.68	5,238

The above floor areas have been measured in accordance with the RICS Code of Measuring Practice (6th Edition).

The third floor is available as a whole or as individual suites starting from 400 ft².

Rent

Second Floor: £15 per ft²

Third Floor: £13 per ft²

Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Service Charge

There is a service charge levied to maintain the structure of the building and the common areas inside which is currently running at £5.50 per ft².

02/02/15
ST A-K69



Legal Costs

Each party to bear their own legal costs.

Rates

An internal enquiry of the Valuation Office Agency website reveals the property is entered in the 2010 Rating List as follows:

Second Floor: Offices & Premises £32,000

Third Floor: Offices & Premises £32,750

VAT

All prices quoted are exclusive of VAT where chargeable.

Further Information

For general enquiries and viewing arrangements please contact Simon Taylor or Sam Elliot on 01912327030 or email: simontaylor@naylor.co.uk samelliott@naylor.co.uk.

Naylor's Instructions

You may search our company website www.naylor.co.uk for details of all our current instruction.



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