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R.A. Jackson
& son
Est. 1830

1st Floor, Block A & B, Portland House, New Bridge Street, Newcastle upon Tyne, NE1 8AL

£44,804 Per Annum

PORTLAND HOUSE IS AN AWARD WINNING NEWLY REFURBISHED GRADE A OFFICE.

The inspiring workspaces, set over five floors, are designed with quality, productivity, sustainability and wellbeing at their core. The building contains an innovative communal hub in a Grade II listed building, extensive end-of-journey facilities and a wrap around terrace looking over the city centre. The building is centrally located opposite the Laing Art Gallery and a two minute walk to Northumberland Street. Monument and Manors Metro Stations are within a five minute walk.

- CITY CENTRE LOCATION
- CONTEMPORARY DESIGN
- HERITAGE ROOTS
- AWARD WINNING OFFICES
- INNOVATIVE COMMUNAL HUB
- HEALTHY LIFESTYLE FACILITIES
- SHOWERS AND LOCKERS
- ELECTRIC CHARGING POINTS
- EMERGENCY POWER BACK UP
- CERTIFIED WIREScore PLATINUM



LOCATION

The property is located in Newcastle upon Tyne city centre. Newcastle benefits from superb transport infrastructure by road with excellent access via the A1 north to Edinburgh and south to Leeds. Newcastle International Airport is located to the north west of the city with daily flights to Stanstead, Heathrow and Gatwick and over 85 other worldwide destinations. Newcastle Central Station is located on the East Coast Mainline.

DESCRIPTION

A modern specification office suite set within the first floor of Portland House.

The building has been entirely renovated and contains innovative communal space in a partly Grade II listed structure with extensive end of journey facilities and a wraparound terrace looking over the city centre. The inspiring workspaces, are set over five floors. They are designed with quality, productivity, sustainability and wellbeing at their core.

The central Grade II listed building has been converted to provide townhall and meeting space. This gives occupiers the ability to work outside their demise and host meetings at no extra cost.

The layout of the available first floor office suite allows for a flexible floorplan layout. Some key features to note are, Air Conditioning, LED Lighting, Natural Lighting, Superfast Internet and Raised Access Flooring.

ACCOMMODATION

Open Plan Office Suite: 181sqm (1948sqft)

TERMS

The office is available to rent by way of a sub letting arrangement. It is part of a larger suite occupied by our client. The head lease is for a term of 12 years from 31 August 2023 with break clauses at year 4 & 8.

We understand the landlord will consider a sub letting subject to satisfactory references and confirmation of use. They may also consider the creation of a new tenancy.

It should also be noted that our client may consider an assignment of the whole demise or an alternative apportionment. This larger space includes the advertised floor area together with the area retained by the client. Again, this will be subject to landlord approval. The overall space has a total floor area of 752sqm (8095 sqft).

RENT

£44,804 Per Annum plus VAT.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating B

SERVICE CHARGES

We are advised that the current service charge is equal to £7 per square foot.

RATING LIABILITY

According to the Valuation Office Agency the rateable

value if the entire unit is £162,000 and the amount payable is £89,910 for 2025. Our client will apportion the rates payable at £11.11 per sqft for 2025 and recalculate on renewal of the rates charge to be applied to the sub let space available.

CLIENT MONIES PROTECTION SCHEME

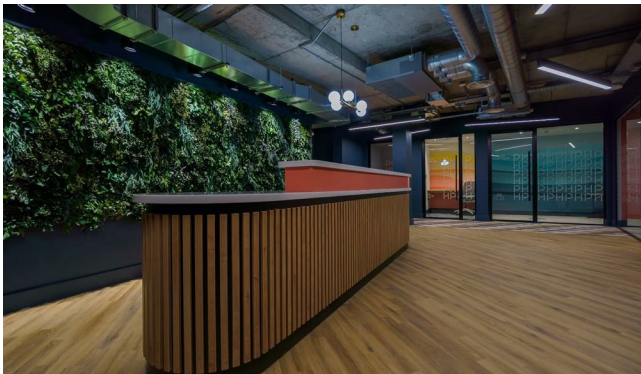
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MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser will be required to provide two forms of identification and proof of the source of income.

PROPERTY REDRESS SCHEME

R A Jackson & Son LLP are part of The Property Ombudsman. Membership number T01923.



Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

- Commercial Property Sales and Lettings
- Property Management
- RICS Registered Valuers
- Acquisition
- Residential Sales & Lettings

To find out more please contact us on 0191 257 1253 or e mail:
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