

Office Space To Let

Yorkshire Chambers, 112-118 Pilgrim Street, Newcastle upon Tyne, NE1 6SQ

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Office space over four floors
- Suites from 915ft² to 6,030ft²
- Attractive Grade II Listed building
- EPC Rating D99
- Prime city centre location
- May be suitable for a variety of uses STPP

Rent on application

LOCATION

The subject property is located at the bottom of Pilgrim Street, next to the Swan House Roundabout in Newcastle upon Tyne city centre. Pilgrim Street links the A167(M) and the Tyne Bridge with Newcastle city centre and is popular with local bus routes.

Pilgrim Street provides access to Northumberland Street, which is the main retail street in the city and it also runs parallel to Grey Street which is one of the main leisure and business destinations. Intu Eldon Square, which is the main shopping centre in Newcastle is just 0.2 miles away and STACK Newcastle, is situated 0.2 miles away at the top of Pilgrim Street.

The property is easily accessible by road and public transport as it benefits from being 0.2 miles from Monument Metro Station and 0.4 miles from Central Train and Metro Stations. The A167(M) is 160 yards away and the Tyne Bridge is approximately 0.5 miles away.

The property sits opposite the recently announced Bank House office development, comprising 120,000 sq. ft. of newly constructed Grade A office and retail accommodation provided over 14 storeys.

DESCRIPTION

The subject property comprises an attractive Grade II Listed office building which is arranged over six floors. The property benefits from classic Victorian architecture with features including original sash windows, grand staircases, ironwork balustrades, architraves and a golden sandstone exterior.

The suites provide predominantly open plan floorplates, recently refurbished and complete with floor to ceiling windows overlooking Pilgrim Street, dedicated meeting rooms and self-contained kitchen and WC facilities. The ground floor suite offers a prominent traditional retail frontage and may be suitable for a range of uses, subject to planning permission.

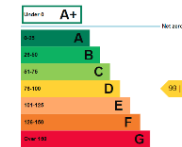
The floors are available in part or whole with further details available on request.

ACCOMMODATION

First Floor	201.0m ²	2,166ft ²
Second Floor	166.7m ²	1,794ft ²
Third Floor	99.0m ²	1,065ft ²
Fourth Floor	85.0m ²	915ft ²
Total	551.7m²	6,030ft²

EPC RATING

D99



RATING ASSESSMENT

We understand that the rateable values will need to be assessed at occupation and interested parties should confirm the current position with the Local Authority.

TERMS

The office space is available by way of a new lease with terms to be agreed with the rent available on application.

A service charge will be payable with further details available on request.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

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

VIEWING

For general enquiries and viewing arrangements please contact Nicholas Bramwell or Matthew Jackson at Bradley Hall.

Tel: 0191 232 8080
Email: nicholas.bramwell@bradleyhall.co.uk

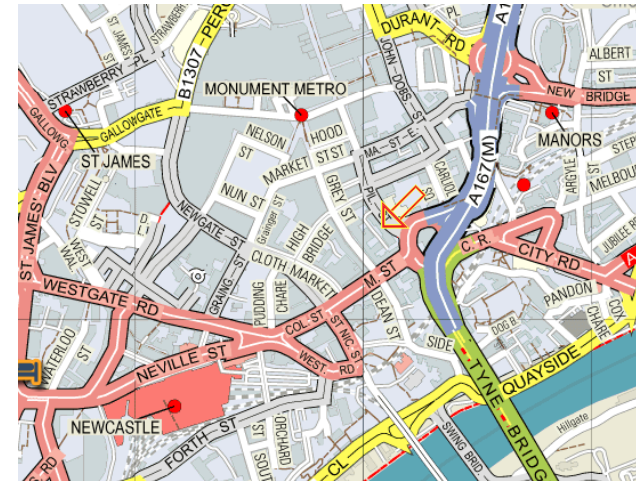
Tel: 0191 232 8080
Email: matthew.jackson@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 6140702

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located on Pilgrim Street



0.2 miles from Monument Metro Station
 0.4 miles from Central Train Station



160ft miles from A167(M)
 0.6 miles from Tyne Bridge



7.3 miles from Newcastle International Airport