

Office Space To Let

Gunner House, Neville Street, Newcastle upon Tyne, NE1 5DF

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

- Refurbished office accommodation
- Suites from 337ft² to 7,355ft²
- Prime city centre location
- EPC Rating E119
- Flexible terms
- Lift access to all floors

Rent from £10.00 per ft²

LOCATION

Gunner House is prominently located on Neville Street in Newcastle upon Tyne city centre, opposite Central Train and Metro Stations. Neville Street forms part of the A186 which is a main road through the city centre, linking with the A167(M) and Tyne Bridge to the east and the A1(M) to the west.

The property is situated 120 yards from Grainger Street which provides access to Monument and Eldon Square which is the main retail destination in the city centre. The property is in a popular location with surrounding retailers and businesses including The County Hotel, The Gunner Tavern, Sainsburys, Subway, Pink Lane Coffee and The Station Barbers.

DESCRIPTION

The available accommodation provides recently refurbished self-contained open plan office suites. The suites are well presented throughout and benefit from the following: -

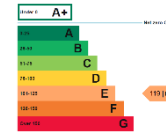
- New carpeting throughout
- LED panel lighting
- Comfort cooling
- Double glazing
- Intercom door entry system
- Male, female and disabled WC's within common parts
- Refurbished entrance/reception area
- 8 person passenger lift

ACCOMMODATION

Third floor A	31.3m ²	337ft ²
Third floor B	150.0m ²	1,614ft ²
Fourth floor A	107.9m ²	1,161ft ²
Fourth floor B	85.6m ²	921ft ²
Fifth & Sixth floor	308.5m ²	3,320ft ²
Total	683.3m²	7,355ft²

EPC RATING

E119



RATING ASSESSMENT

Interested parties should confirm the current position with the Local Authority.

TERMS

The suites are available by way of new leases with terms to be agreed with rents from £10.00 per ft².

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 at Bradley Hall.

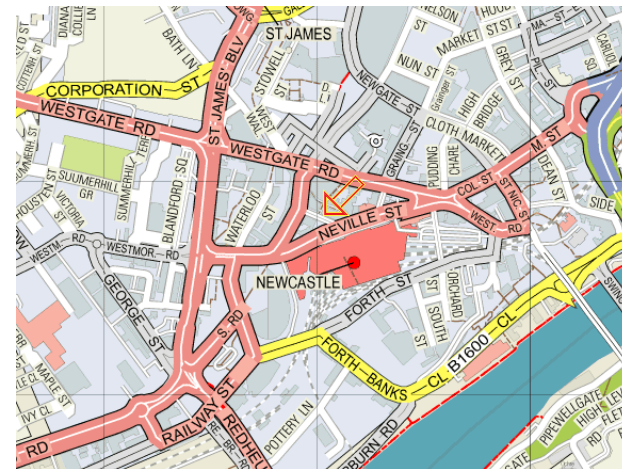
Tel: 0191 232 8080
Email: newcastle@bradleyhall.co.uk

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 within 100 yards



Opposite Central Train and Metro Station



Situated on A186
0.6 miles from Tyne Bridge & A167(M)



7.2 miles from Newcastle International Airport