

TO LET

High Bridge Works,
Newcastle upon Tyne, NE1 1EW



Office Accommodation

2,750 & 3,050 sqft

- Contemporary style office suites
- Onsite amenities including meeting room
- Creative and Digital Sector Occupiers
- Flexible 3 year licence agreements with break options available

For further information please contact
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Location

High Bridge Works is located in a central position, just off Grey Street which is widely regarded as one of the finest streets in Europe.

The property is within close proximity to the Theatre Royal together with the superb range of national restaurant chains, independent bars and delis nearby.

The property is also within two minutes walk of Monument Metro Station and five minutes from Newcastle Central Station.

Description

High Bridge works opened in 2011 and the majority of occupiers within the building include artists or makers and a wider constituency of creative and digital business.

The subject office suites are located on the first floor and comprise of the following:

- Open plan
- LED light fittings
- Exposed concrete floor
- Existing Characterful Features
- One suite has integrated meeting room
- 1Gb high speed data connection
- Ground floor meeting room and kitchen
- Male/Female and disabled WC facilities

The top floor houses a large open plan studio space which is often used for arts exhibitions but is also available for occupiers to use as an additional charge.

Accommodation

The following suites are available:

	M ²	SQFT
Suite 1.08	283.35	3,050
Suite 1.10	255.48	2,750
Total	538.82	5,800

Terms

The suites are available individually or in a combination to suite your requirements and will be offered based on a 3 year licence agreement with break options available.

Rent

Each suite is available on an all-inclusive rental basis, based on £18.50psf.

Business Rates

The suites need to be reassessed individually but we estimate a rates payable of around £4.15psf.

Service Charge

Inclusive with the rent.

EPC

The property has an EPC rating of D 96.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

(i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.

(ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's Gavin Black LLP or their clients. 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.

(iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.

(iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

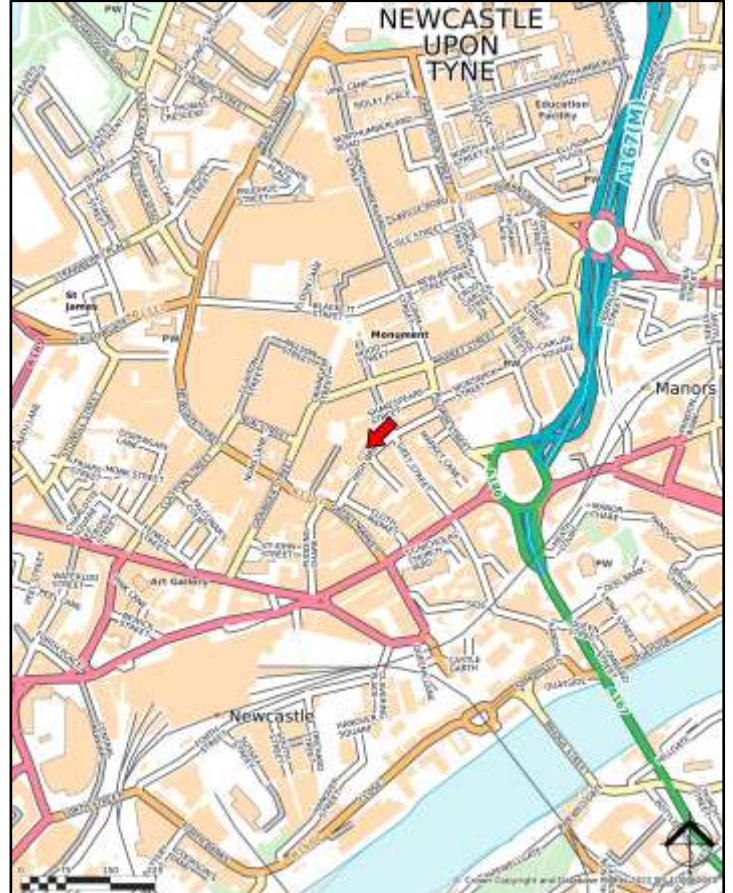


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