



Office Accommodation

3,306 – 19,685 ft²

- City centre offices
- Prime location next to landmark Tyne Bridge
- New leases available
- Good specification

For further information please contact:

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TO LET

The Spire, Newcastle upon Tyne, NE1 2DS

Location

The Spire occupies a central position in Newcastle City Centre adjacent to the northern side of the landmark Tyne Bridge. The location therefore benefits from all local rail and bus services and the Newcastle Central Motorway offering direct access to the A1.

Description

Well-established city centre office building offering good quality space. The common parts have been refurbished with a manned reception and on site security services. The available offices are on the second and third floors.

Accommodation

	M ²	Ft ²
Third Floor East	307	3,306
Third Floor West	603	6,493
Second Floor East	308	3,313
Second Floor West	611	6,573
Total	1,829	19,685

Specification

- Refurbished reception and common areas
- On site security
- WCs and shower facilities on each floor
- Air conditioning
- LED light fittings
- Raised access floors/perimeter trunking
- Car parking

Lease

New lease for a term by arrangement.

Quoting Rent

Upon application.

Service Charge

There is a service charge for the building for the maintenance of the building and common parts. Further details on the current budget are upon application.

Business Rates

According to the VOA website the property has the following assessments:

	RV
Third Floor East	£35,750
Third Floor West	£71,000
Second Floor	£109,000

On this basis the current rates payable range from £5.40-£5.65psf payable.

EPC

The current assessment is C75.

Legal Costs

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

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 Institution of Chartered Surveyors, 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.



