

City Centre Offices

3rd Floor
2 Collingwood Street
Newcastle upon Tyne
NE1 1JF

BISSETT
KENNING & NEWISS
CHARTERED SURVEYORS

OFFICE SUITES TO LET



LOCATION

Built in 1836, 2 Collingwood Street is a Landmark, Grade II* Listed Building situated in the heart of Newcastle's historic Grainger Town. Newcastle upon Tyne is the North East's Regional Capital benefiting from all major transport links including the A1(M) and A19 motorway's, East Coast Mainline Railway and Newcastle International Airport.

The Building is situated on the corner of Collingwood Street and Groat Market opposite the historic Cathedral in Newcastle's Office and Commercial Core. The property is only a short walk from Grey Street, The Quayside and the Central Rail & Metro Stations. Nearby occupiers include financial, legal and professional organisations.

DESCRIPTION

The premises comprise two high quality air conditioned office suites situated on the Third floor of this modern five storey office building.

Both office suites are predominantly open plan, and have recently been refurbished along with the common parts including a new passenger lift serving all floors. The specification includes:

Security Access to each floor
 Video Entryphone with proximity reader access
 Air Conditioning
 Category II lighting
 Perimeter trunking
 Passenger lift
 Kitchen/ Staff facilities
 Male & Female WC's

ACCOMMODATION

The suites are available as a single suite or individually. We understand the premises provide the following approximate net internal areas:

Suite 3A	83.00 m ²	(893 sq ft)
Suite 3B	102.11 m ²	(1,099 sq ft)

LEASE

The premises are available on a new full repairing and insuring lease for a term to be agreed.

RENT

Suite 3A	£15,625 Per annum
Suite 3B	£19,250 Per annum

The quoting rent equates to £188.36 m² (£17.50 per sq ft) per annum and is exclusive of business rates, service charge and all other outgoings.

SERVICE CHARGE

There is a service charge to cover the maintenance of the common areas of the building. This is currently running at approximately £59.20 m² (£5.50 sq ft) per annum. The Service Charge Year runs from the 1st April.



BUSSINESS RATES

Suite 3A	
Rateable Value (2005 List):	£6,700
Rates Payable 2008/2009:	£3,095

Suite 3B	
Rateable Value (2005 List):	£8,150
Rates Payable 2008/2009:	£3,765

The tenant may be entitled to small business rates relief and are urged to make their own enquiries in this regards

LEGAL FEES

The ingoing tenant will be responsible for our clients reasonable legal costs incurred in this transaction.

VAT

All figures within these terms are exclusive of VAT where chargeable.

FURTHER INFORMATION

For further information or to arrange a viewing please contact:

Greg Davison or Joanna Bissett on 0191 272 5551 or alternatively via email on:

joanna.bissett@bissett-kenning.co.uk
 Greg.davison@bissett-kenning.co.uk

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