

AVAILABLE ON FLEXIBLE TERMS

9-11 CARLIOL SQUARE
NEWCASTLE
TYNE AND WEAR
NE1 6UF

BISSETT
KENNING & NEWISS
CHARTERED SURVEYORS

OFFICE SUITES TO LET
FROM £6.50 PER SQ FT

SPECIAL OFFER:

Get fit at work with 2 free 6 month gym memberships!*

*Terms and conditions apply – 2 per office suite.



LOCATION

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 premises are situated at Carliol Square, to the south of the junction at Carliol Street and Worswick Street which gives access to Pilgrim Street immediately to the west. This is a busy and popular commercial location within the heart of Newcastle's office and commercial core and the property is only a short walk from Grey Street, Northumberland Street, the Quayside and Monument Metro Station. The property benefits from on street pay and display parking and there are a number of multi storey car parks within the vicinity.

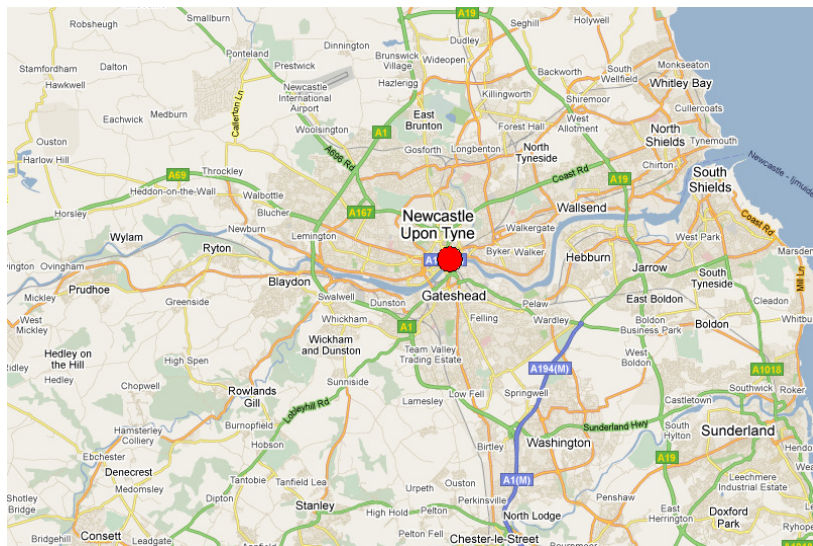
DESCRIPTION

9-11 Carloli Square comprises an impressive 1930's Art Deco style building and provides some 70,000 ft² of mixed office, retail and leisure accommodation arranged over 6 floors. Occupiers within the building include Body Zone Fitness, The Basement Cafe and Snack Bar, El Roboto Computer Services, Coulson Promotion Consultants, Metro Repro and The Buddhist Centre.

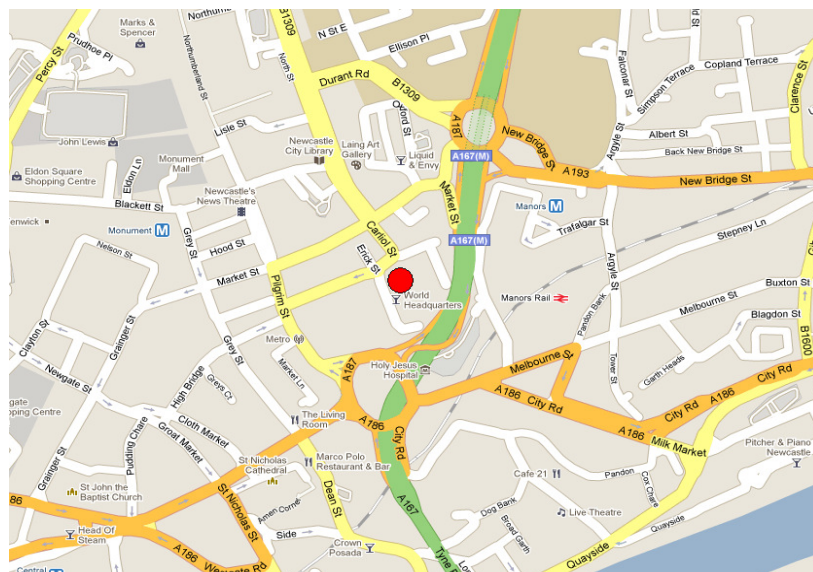
Available suites range from 500 ft² to 3,000 ft² and benefit from the following features:

- Secure entrances with 24 hr access to building
- CCTV to common areas
- Goods lifts
- Carpeted flooring and perimeter heating (to some suites)
- Generous floor to ceiling height
- WC facilities
- City Centre location

LOCATION PLAN



SITUATION PLAN



Bissett Kenning & Newiss for themselves and for the vendors or lessors of this property whose agents they are give notice that::

- the particulars are set out as a general outline only for the guidance of the intending purchasers of lessees, and do not constitute, nor constitute part of, an offer or contract.
- all descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- no person in the employment of Bissett Kenning & Newiss has any authority to make or give any representation or warranty whatever in relation to the property.
- all rents, premiums and purchase prices quoted herein and exclusive of VAT which may be due. All offers are to be made to Bissett Kenning & Newiss upon the basis and where silent offers will be deemed net to VAT.

9-11 CARLIOL SQUARE PRICING SCHEDULE

Please note that all figures have been rounded and there is an additional service charge to cover the maintenance of the common areas of the building.



SMALL SUITE

Size: 46.45 m² (500 ft²)

Lease Term	Rent Per Sq ft	Rent Per Annum	Rent Per Week
2 – 5 yrs (No Break)	£6.50	£3,250	£63
Rolling Annual lease	£7.50	£3,750	£72
Easy-in/out (3 month break)	£8.50	£4,250	£82

MEDIUM SUITE

Size: 92.90 m² (1,000 ft²)

Lease Term	Rent Per Sq ft	Rent Per Annum	Rent Per Week
2 – 5 yrs (No Break)	£6.50	£6,500	£125
Rolling Annual lease	£7.50	£7,500	£144
Easy-in/out (3 month break)	£8.50	£8,500	£163

LARGE SUITE

Size: 278.71 m² (3,000 ft²)

Lease Term	Rent Per Sq ft	Rent Per Annum	Rent Per Week
2 – 5 yrs (No Break)	£6.50	£19,500	£375
Rolling Annual lease	£7.50	£22,500	£433
Easy-in/out (3 month break)	£8.50	£25,500	£490

For further information or to arrange a viewing, please contact Andrew Chandler on 0191 272 5551 or alternatively via email on andrew.chandler@bissett-kenning.co.uk.