

TO LET

Percy House, Percy Street, Newcastle
upon Tyne, NE1 4PW



City Centre Office Accommodation

- From 124m² (1,340 sq. ft.) to 442 m² (4,762 sq. ft.)
- Excellent proximity to Eldon Square Shopping Centre
- Two minutes from Haymarket Bus and Metro Station
- Basement car parking

SITUATION

Percy House is located within the commercial core of Newcastle City Centre, within easy reach of Eldon Square and the prime retail heart of the City Centre.

Public transport links are excellent with the Metro stations at Gallowgate and Haymarket within a 1 minute walk, whilst there is additional car parking at Eldon Garden, Stowell Street and Gallowgate.

DESCRIPTION

The main entrance from Percy Street leads to a manned reception within a fully refurbished common area and provides access to the stairwell and two passenger lifts.

The accommodation is predominantly open plan providing a regular floor plate, being fully carpeted with raised access floors throughout, panel radiators and suspended ceiling with Cat II lighting and comfort cooling (Sixth floor only) .

The sixth floor benefits from two existing partitioned offices together with kitchenette facilities and demised male and female toilets together with cleaners' storage.

Car parking is available on-site within the basement.

SERVICES

The office benefits from all main services.

ACCOMMODATION

The sixth floor provides a total floor area of 318m² (3,422 sq ft).

The Seventh Floor provides a total floor area of 124m² (1,340 sq. ft).

The above areas have been measured in accordance with International Property Measurement Standards (IPMS3).

For further details please contact:



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CAR PARKING

There are car parking spaces available in the basement by way of separate licence agreement at £1,500 per space, per annum exclusive

RATING

The Valuation Office website describes the property within the 2017 Rating List as 'Office and Premises' with a Rateable Value of £39,250.

ENERGY PERFORMANCE

The property has an Energy Performance Asset Ratings of D85.

TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £14.50 per sq. ft.

LEGAL COSTS

Each party is to bear their own legal costs incurred in any transaction.

VAT

All rents and service charges are subject to VAT.

VIEWING

Please contact the agents for a convenient appointment to view or for further information regarding the property.

