



**SHAKESPEARE HOUSE,  
18 SHAKESPEARE STREET,  
NEWCASTLE UPON TYNE, NE1 6AQ**

- **Superb central location**
- **Rent only £13.50 per sq ft per annum exclusive**
- **Newly refurbished suites**
- **Eight person passenger lift**
- **On street parking**

## Offices To Let

### LOCATION

Shakespeare House is situated opposite the Theatre Royal in the heart of Newcastle's traditional prime office core, close to Grey Street and the newly developed Bank House on Pilgrim Street. It benefits from ease of access to the Metro at Monument and is a two minute drive from the Central Motorway, A167(M).

Newcastle's prime retail areas of Northumberland Street and Eldon Square Shopping Centre are only a few minutes' walk and Central Station can be reached within a 10 minute walk.

There is on street parking and a number of multi-storey car parks nearby.

**Tel: 0191 2610300**

**[www.youngsrps.com](http://www.youngsrps.com)**

**youngsRPS**   
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## DESCRIPTION

Shakespeare House has been comprehensively refurbished and modernised to provide high quality City centre office accommodation on three upper floors. The offices benefit from the following specification:

- Fully carpeted throughout
- Security entry system and CCTV
- Eight person passenger lift
- Three compartmental floor trunking
- Gas fired central heating via perimeter radiators
- Kitchen and w.c. facilities are located within the common areas of the building on each floor
- Shower facilities
- Onsite cycle storage
- Double glazing throughout
- Good natural daylight
- DDA compliant

Other occupiers of Shakespeare House include: Confederation of British Industry, Christie & Co (Business Transfer Agents), Protocol Education Limited (Education Recruitment Agents), CK21 (Structural/Civil Engineers), Todd Milburn Partnership (Quantity Surveyors), and Kelburn Recruitment Limited.

## ACCOMMODATION

Please see the schedule for available accommodation.



Typical Office Suite

## LEASE TERMS

Each office suite is available on an effectively full repairing and insuring standard form of lease for the building for a term of 6 years, inside the protection of Part II of The Landlord & Tenant Act 1954.

## RENT

Please see the schedule for the rents for the available accommodation. VAT is payable on the rent.

## RENT REVIEW

Rent to be reviewed in an upward only direction to market rent at the end of the 3<sup>rd</sup> year of the term.

## SERVICE CHARGE

A service charge will be payable to enable the landlord to recover from the tenant a fair proportion of the costs of maintaining and managing the building and common areas. A proportion of the building insurance premium is recovered separately from the service charge.

The service charge will be capped for the first 3 years of the term at the rate of £7.00 per sq ft plus VAT per annum for the first year, with RPI linked increases for the second and third years of the term.

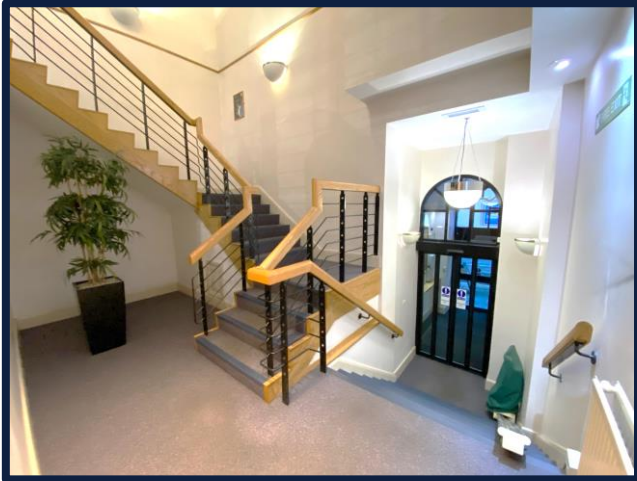
## TENANT'S BREAK CLAUSE

If required, the tenant will have the option to break the lease at the end of the third year of the term upon at least six months' notice.

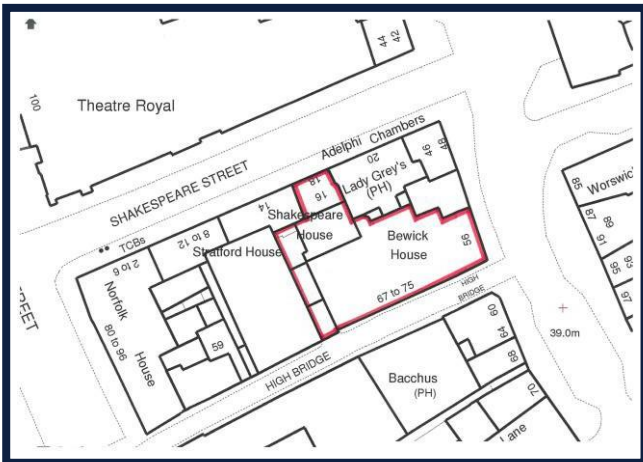


Typical Office Suite





Main entrance



Detailed site plan

## RATEABLE VALUE

Please see the schedule for the rateable value for each available office suite.

Interested parties should confirm the rates liability with the business rates department of Newcastle City Council.

## LEGAL COSTS

Each party to bear their own legal costs in connection with the preparation and execution of the lease.

## VIEWING

Strictly by appointment through Joint Agents YoungsRPS or Knight Frank.

## LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barras Bridge, Newcastle upon Tyne (Tel: 0191 2328520)

## ENERGY PERFORMANCE CERTIFICATE

The offices are rated C-75.

A copy of the EPC certificate and recommendation report is available on request.

## CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

Particulars amended April 2024

## Shakespeare House – Available Accommodation

### FIRST FLOOR

Suite no:	Size	Rent (per annum)	Service Charge (per annum)	Rateable Value (1 April 2023)
1	69.40 sq m (747 sq ft)	£10,085	£5,229	£8,100

### SECOND FLOOR

Suite no:	Size	Rent (per annum)	Service Charge (per annum)	Rateable Value (1 April 2023)
3	109.34 sq m (1177 sq ft)	£15,890	£8,239	£10,250

### THIRD FLOOR

Suite no:	Size	Rent (per annum)	Service Charge (per annum)	Rateable Value (1 April 2023)
1	72.28 sq m (778 sq ft)	£10,503	£5,446	£8,800

The service charge figure is for the first year of the term.

**All figures quoted above are exclusive of VAT where chargeable.  
Shakespeare House is registered for VAT purposes and VAT is payable on rent and service charge.**

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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