



**EAST & WEST WINGS, FIRST FLOOR,  
THREE INDIAN KINGS HOUSE,  
31 QUAYSIDE, NEWCASTLE UPON TYNE,  
NE1 3DE**

- **Modern Offices to let with parking**
- **Suitable for a variety of commercial uses**
- **Prime Quayside location**
- **Flexible lease term**

## **Offices/Commercial Space To Let**

### **LOCATION**

Three Indian Kings House is situated in a prominent location on Newcastle's Quayside between the Tyne Bridge and the Law Courts amongst prime leisure, residential and office facilities. The property benefits from impressive panoramic views of the River Tyne, overlooking The Sage, The Baltic Centre for Contemporary Art and The Tyne and Millennium Bridges.

The property is located within walking distance of Manors Metro Station and Newcastle Central main line and Metro Stations. The QuayLink bus stops alongside the Law Courts. Major road links include the A167 nearby linking with the A1(M), the A194(M) and A69. Newcastle International Airport is only 6 miles away.

**Tel: 0191 2610300**

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

**youngsRPS**   
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

Nearby office occupiers include KPMG and Ward Hadaway. The building is close to the Pitcher and Piano, The Malmaison Hotel, Gusto, Greggs and Slug & Lettuce. Newcastle's central shopping area as well as its attractive hotels and restaurants are all within a short distance of Three Indian Kings House.

## DESCRIPTION

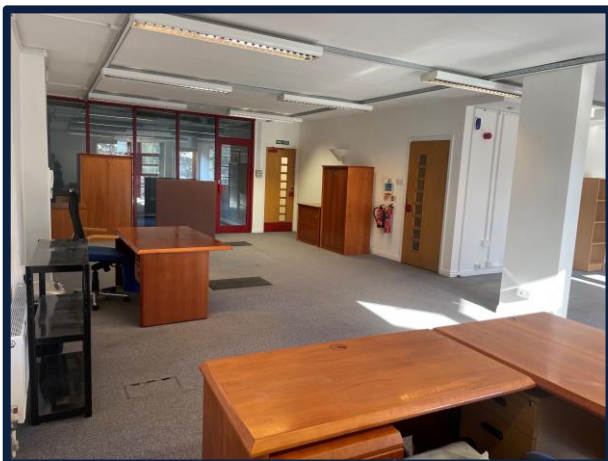
This is a well-known prominent building on the Quayside, with a characteristic triple oriel window feature to the front elevation, setting it apart from surrounding buildings. It comprises a five-storey building of stone construction under a slate covered pitched roof built in the 1980s.

Internally, both suites benefit from open plan accommodation to the first floor of the building with a manager's room separated by glazed partitioning. Each suite benefits from gas central heating, double glazing and surface mounted lighting. There are communal kitchen and toilet facilities. There is no lift access to the first floor.

Whilst the accommodation is currently in office use, it could be suitable for a variety of commercial uses, such as medical consultancy, creative art/design studio or for training purposes. Some changes of use may require planning consent.

## PARKING

A single onsite car space is offered with each suite at a rent of £1500 per annum.



Office interior

## ACCOMMODATION

We have measured the suites as providing the following net internal floor areas:

East Suite	72.10 sq m	(776 sq ft)
West Suite	117.81 sq m	(1268 sq ft)

## RENT

The accommodation is available to let as follows:

East Suite	£9,500 per annum
West Suite	£15,000 per annum

## RATEABLE VALUE

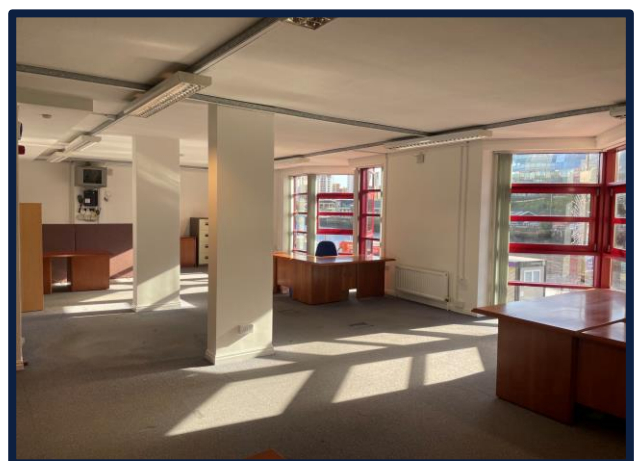
We understand the suites are entered in the 2023 Rating List with Rateable Values as follows:

East Suite	£11,500
West Suite	£16,500

Interested parties should make enquiries with the Local Authority to establish actual rates payable.

## LEASE TERMS

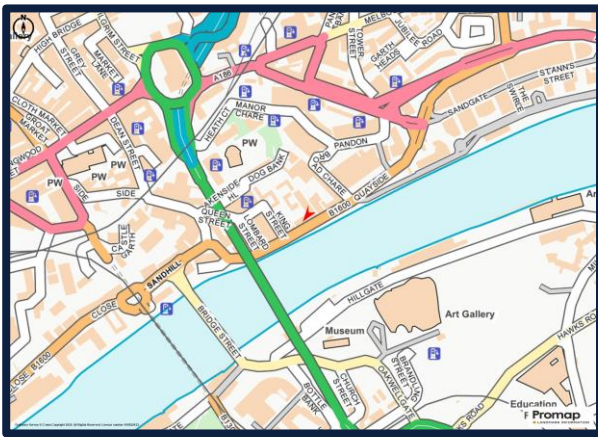
Each suite is available to let for a term of years to be agreed. Each lease is to be inside the Security of Tenure Provisions of the 1954 Landlord & Tenant Act and is to provide for review of the rent in an upward only direction to market rent at the end of each third year of the term. The lease is to be drawn on an internal repairing and insuring basis.



Office interior



View from the office



Location plan

## SERVICE CHARGE

For costs associated with the repair and maintenance of the building and common areas to include gas and electricity.

Currently:

East Suite - £360.00 per month

West Suite - £590.00 per month

## VAT

The property is not registered for VAT, therefore VAT is not payable on the rent.

## LEGAL COSTS

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

## VIEWING

Strictly by appointment with sole agents YoungsRPS on (0191) 2610300

## LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barras Bridge, Newcastle Upon Tyne (Tel: 0191 232 8520). All figures quoted above are exclusive of VAT where chargeable.

## ENERGY PERFORMANCE CERTIFICATE

The East Suite has an EPC rating of D-76.

The West Suite has an EPC rating of D-78.

Copies of the EPC's and recommendation reports are available on request.

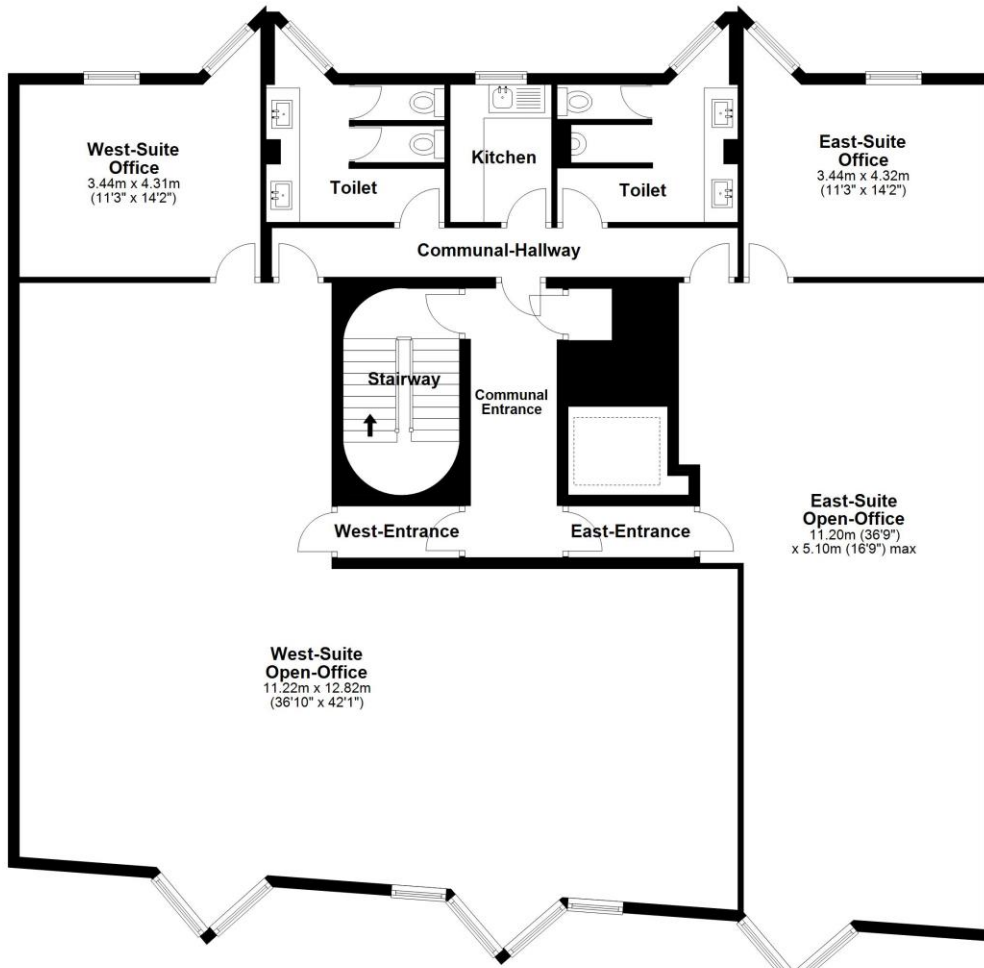
## CODE OF PRACTICE FOR COMMERCIAL LEASES

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 January 2024**

First Floor, 31 Quayside



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

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