



8th FLOOR, THE PEARL, 7 NEW BRIDGE STREET WEST, NEWCASTLE UPON TYNE, NE1 8AQ

- **Modern fitted office suite**
- **Top floor with panoramic views of the City centre**
- **Superb central location**
- **3,500 sq ft**
- **Manned reception**
- **Rent only £25.00 per sq ft**

Office Suite To Let

LOCATION

The Pearl is located within a central position of Newcastle upon Tyne's City centre, situated on the prominent corner of New Bridge Street West, adjacent to the forthcoming Pilgrim Quarter and Newcastle's renowned Northumberland Street. The location benefits from an excellent range of amenities to include copious shops and restaurants as well as excellent transport links including local bus services, Metro stations and a short drive onto the A167(M) central motorway.

Surrounding retailers to the property are Bretling, TK Maxx, Rox Jewellery, Northern Goldsmiths and Hotel Chocolat.

Tel: 0191 2610300

www.youngsrps.com

youngsRPS 
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

The Pearl is an eight-storey office building accessed via a modern reception area which is manned during business hours. The premises comprise of a completely refurbished and modernised space to provide high quality office suites.

The eighth floor is a self-contained office suite of 3,500 sq ft situated on the top floor of the building accessed via a lift with outstanding views across the City.

The office space is predominantly open plan with private corner glass office suites to include a board/meeting room. They are carpeted throughout, benefitting from Toshiba comfort cooling air conditioning and heating units, self contained kitchen, integrated lighting and suspended ceiling.

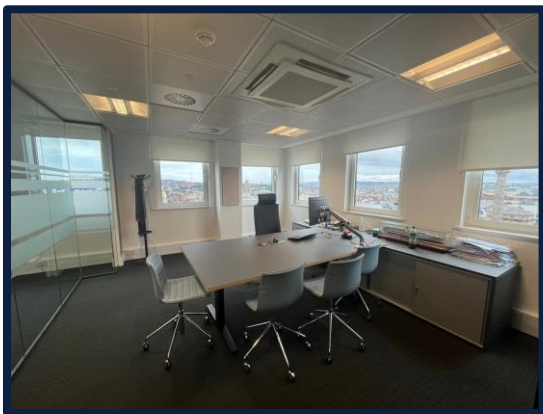
TENURE

The property is available to let for a term of years to be agreed on an internal repairing and insuring basis.

RENT

The property is available to let at a rent of £87,500 per annum, exclusive of business rates and payable quarterly in advance.

The property is registered for VAT and, therefore, VAT will be payable on the rent.



Office

RATEABLE VALUE

The property is entered into the 2023 Rating List with a rateable value of £50,500.

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

VIEWING

Strictly by appointment with the sole agents, YoungsRPS

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Or

Cameron English

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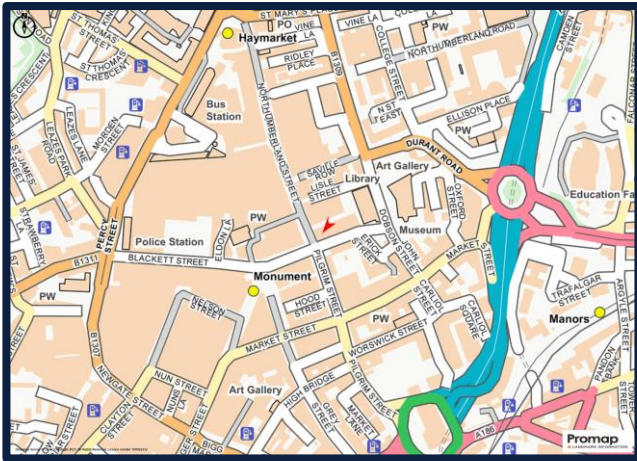
SERVICE CHARGE

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.



Kitchen area



Street map

LEGAL COSTS

Each party is to bear their own legal costs.

LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barras Bridge, Newcastle Upon Tyne (Tel: 0191 232 8520).

All figures quoted are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

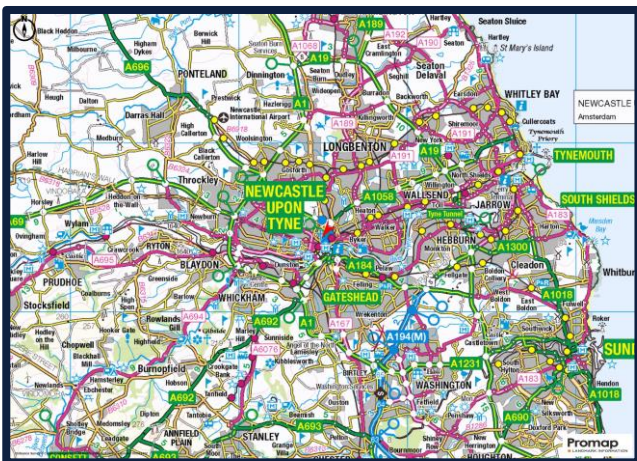
The property has an EPC rating of B-49.

A copy of the EPC Report and recommendation report is available upon 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

Particulars prepared October 2023



Location map

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

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