



OFFICES TO LET

Shakespeare House, 18 Shakespeare Street, Newcastle upon Tyne, NE1 6AQ

Superb central location | Newly Refurbished Suites | Eight person passenger lift | On street parking |

Rent only £13.50 per sq ft per annum exclusive

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.

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
- Double glazing throughout | Good natural daylight | DDA compliant | Onsite cycle storage

Other occupiers of Shakespeare House include:

Christie & Co (Business Transfer Agents), Protocol Education Limited (Education Recruitment Agents), CK21 (Structural/Civil Engineers) and Todd Milburn Partnership (Quantity Surveyors).

ACCOMMODATION

Please see the schedule for available accommodation.

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 six 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 3rd year of the term, and on the penultimate day 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 three years of the term at the rate of £8.50 per sq ft plus VAT per annum for the first year, with RPI linked increases for the second and third years of the term.

TENANTS BREAK CAUSE

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.

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 youngsRPS or joint agents, Avison Young.

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



Note: Internal photos represent typical office suites within the building



SHAKESPEARE HOUSE AVAILABLE ACCOMMODATION

SECOND FLOOR

Suite no:	Size	Rent (per annum)	Service Charge (per annum)	Rateable Value (1 April 2023)
1	88.07 sq m (948 sq ft)	£12,798	£8,058	£12,000
2	116.31 sq m (1252 sq ft)	£16,902	£10,642	£13,000

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	£6,613	£8,800
3	61.13 sq m (658 sq ft)	£8,883	£5,593	£7,100

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

Suites 1 & 2, Second floor are about to undergo refurbishment.

All figures quoted above are exclusive of VAT where chargeable.

Particulars amended September 2025

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