



OFFICE SUITE TO LET

The Pearl, Eighth Floor, 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 |
Rent £60,000 per annum | Incentives available | Manned reception

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 Breitling, TK Maxx, Rox Jewellery, Northern Goldsmiths and Hotel Chocolat.

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.

ACCOMMODATION

The property comprises a self contained office suite extending to 3,500 sq ft.

LEASE TERMS

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 competitive rent of £60,000 per annum.

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

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.

Further details are available on request.

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 through Sole Agents youngsRPS

Contact Stephanie Dixon - Tel: 0191 2610300

Email: stephanie.dixon@youngsrps.com

LEGAL COSTS

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

LOCAL AUTHORITY

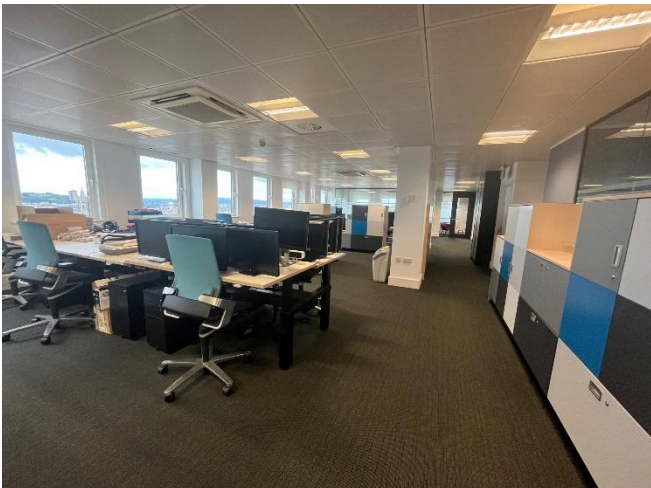
Newcastle City Council, Civic Centre, Barras Bridge, Newcastle upon Tyne (Tel: 0191 2328520)

ENERGY PERFORMANCE CERTIFICATE

The offices are rated B-49. 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





Particulars amended November 2024

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