



OFFICES TO LET

The Pearl, Second Floor Atrium, 7 New Bridge Street West, Newcastle upon Tyne, NE1 8AQ

Superb central location | Easy in-Easy out terms | Manned reception | Competitive rental deals available

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 Second-floor atrium offices all benefit from being fully carpeted throughout, internal lighting, suspended ceilings and glass frontage. Each office has access to a shared kitchen, WC facilities, shared bookable board room and a break out area.

ACCOMMODATION

Please see the schedule for available accommodation.

LEASE TERMS

The property is available to let on flexible easy in-easy out terms to be agreed between the parties.

RENT

Competitive rental deals available. Rents starting from £10,080 per annum.

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

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 Sole Agents youngsRPS

Contact Stephanie Dixon - Tel: 0191 2610300

Email: stephanie.dixon@youngsrps.com

LOCAL AUTHORITY

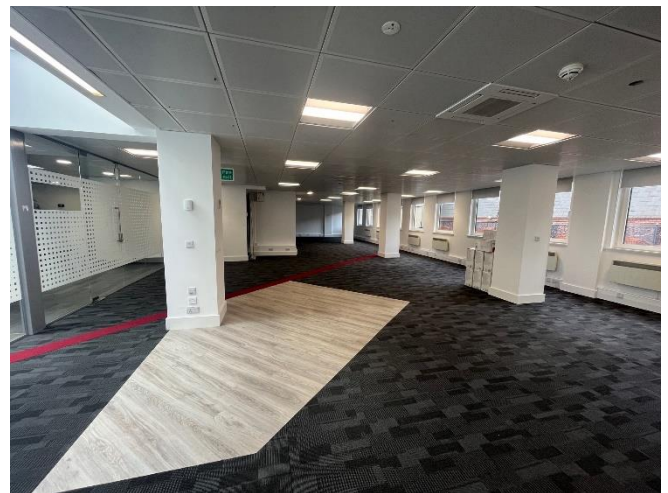
Newcastle City Council, Civic Centre, Barras Bridge, Newcastle upon Tyne (Tel: 0191 2328520)

ENERGY PERFORMANCE CERTIFICATE

The offices are rated D-88. 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



THE PEARL - AVAILABLE ACCOMMODATION

Suite no:	Size	Rateable Value (1 April 2023)
1	504 sq ft (46.82 sq m)	£8,500

Suite no:	Size	Rateable Value (1 April 2023)
2-5	1961 sq ft (182.2 sq m)	£28,500

Suite no:	Size	Rateable Value (1 April 2023)
6 and 7	1207 sq ft (112.13 sq m)	£17,000

Suite no:	Size	Rateable Value (1 April 2023)
8-11	2036 sq ft (189.15sq m)	£28,500

Suite no:	Size	Rateable Value (1 April 2023)
12 and 13	1618 sq ft (150.32sq m)	£23,250

Suites are available on an individual or combined basis.

Particulars amended November 2024

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