



TO LET/ MAY SELL

CONTEMPORARY
FIRST FLOOR OFFICE
ACCOMMODATION
290.68^{SQ M} (3,129^{SQ FT})

PROMINENT
QUAYSIDE LOCATION

ORIGINAL
CHARACTERISTICS

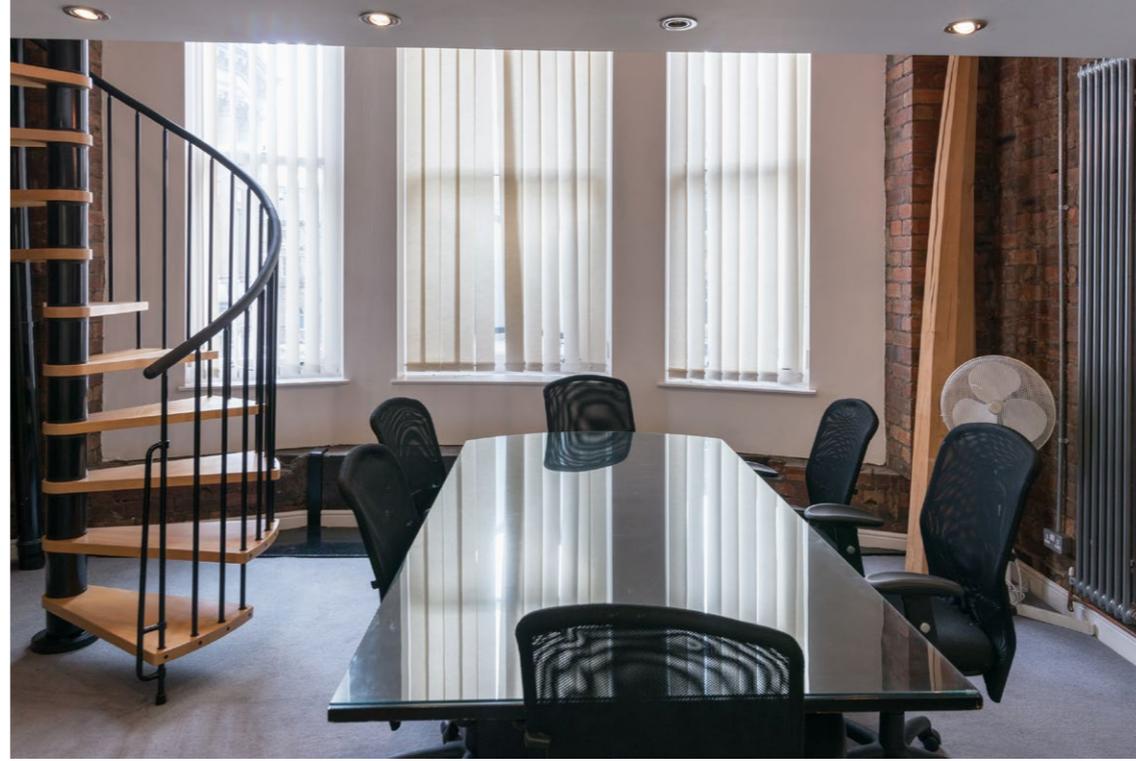
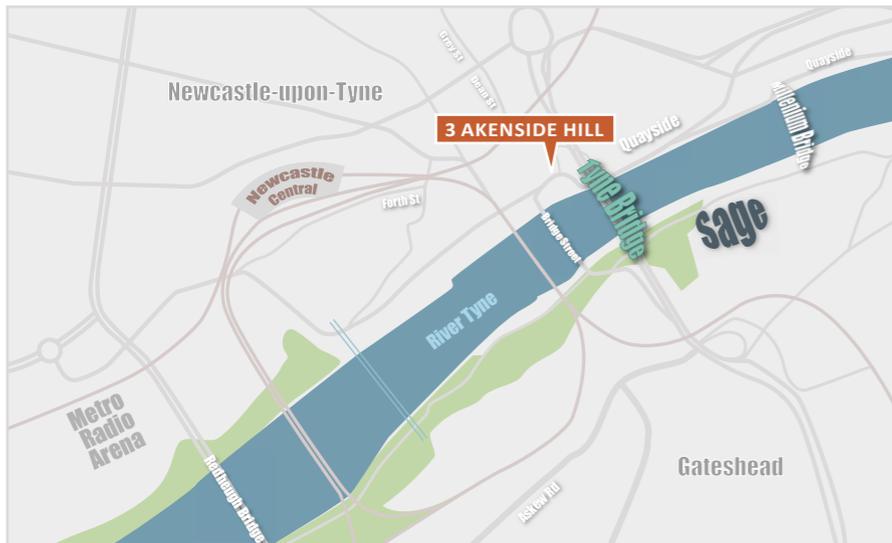


| 3 AKENSIDE HILL | NEWCASTLE UPON TYNE | NE1 3UF |

LOCATION

3 Akenside Hill is positioned overlooking the famous Newcastle Quayside and benefits from a prominent location at the bottom of Dean Street. Newcastle Quayside is home to a number of national/local amenities, including restaurants, bars, hotels and shops.

The property benefits from being within close proximity to excellent transport links including Newcastle Central Station, Tyneside Metro and major road links such as the A1(M) and A19.



DESCRIPTION

The property forms part of Akenside House, a prestigious Grade II listed building and provides for first floor office accommodation. The fit out comprises of a contemporary design and is made up of a mixture of open plan and cellular accommodation which is to the following specification:

- Part exposed ceilings and walls
- Feature lighting
- Boardrooms
- Network cabling installed
- Door access control system
- Superfast uncontended Lease-line internet connection currently installed
- Male and Female W/C's



FLOOR PLANS

EXISTING PLAN

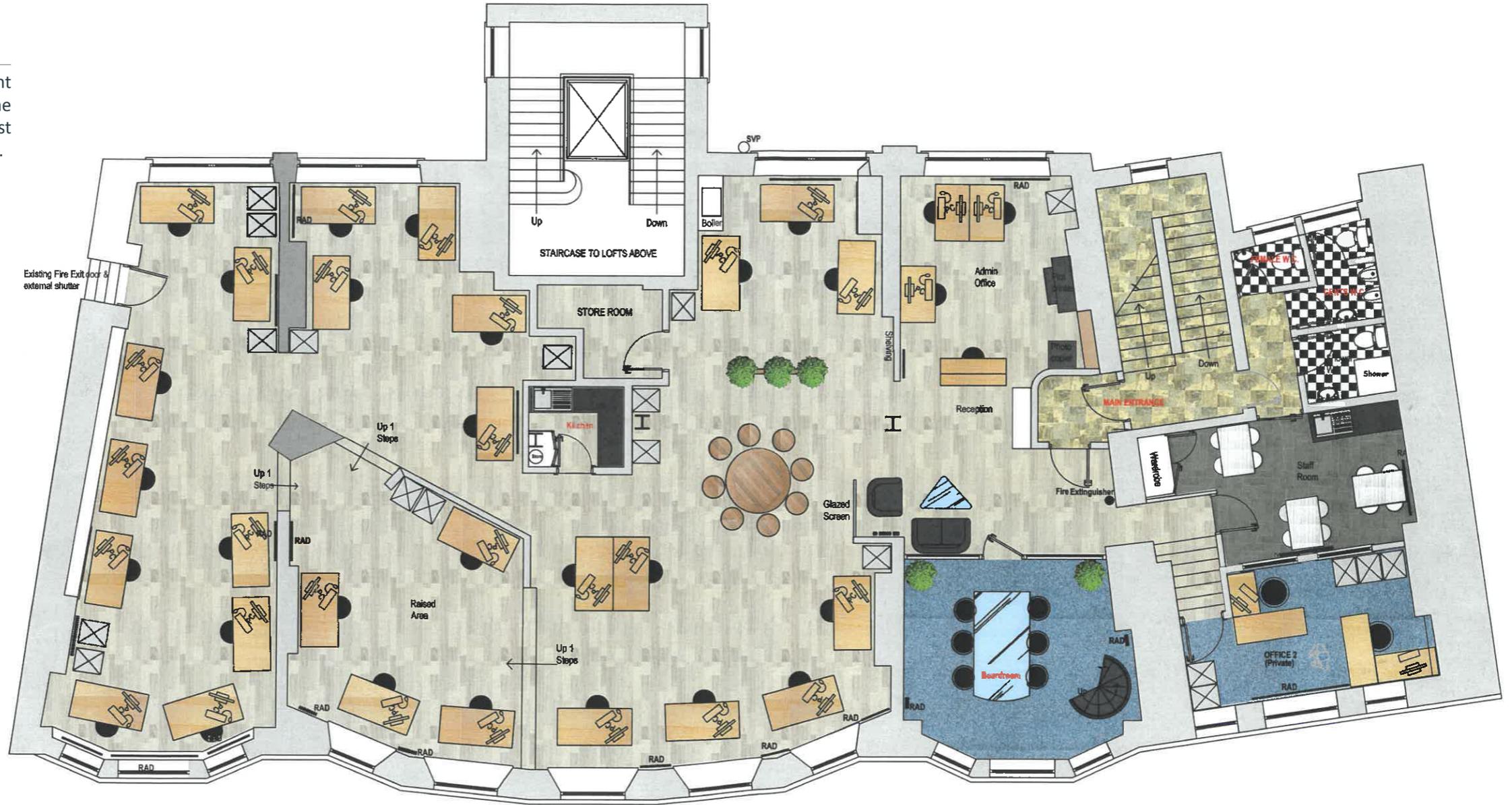
The existing plan shows the offices as they are today.



FLOOR PLANS

OPEN PLAN

The open plan arrangement is a configuration of how the space could look with a modest alteration to the existing plan.



ACCOMMODATION

The property has been measured in accordance with RICS Code of Measuring Practice 6th Edition and has the following net internal areas:

290.68 sq m (3,129 sq ft)

RENT

The office is available by way of a new lease for a term to be agreed on a full repairing and insuring basis by way of service charge. The quoting rent is £47,500pa.

SALE

The client may also consider a sale of the long leasehold interest. Price on application.

RATEABLE VALUE

We understand the Rateable Value for the property has been divided between separate office space and would require reassessment as a whole.

EPC

The property has an energy performance certificate rating of C (72).

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.



FURTHER INFORMATION

For general enquiries please speak to **Chris Pearson** or **James Fletcher** on **0191 232 7030** or email:

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MISDESCRIPTIONS ACT

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