

CLOTH MARKET NEWCASTLE UPON TYNE NE1 1EH

OFFICES FROM 2,531 SQ FT
TO 10,808 SQ FT

Short term flexible leases

NUMBER TWO CATHEDRAL SQUARE

AN IMPRESSIVE POSITION

Cathedral Square provides ease of access to the city's shopping, leisure and upgraded Metro and railway station.

Newcastle's renowned cosmopolitan lifestyle, theatres, bars and restaurants are all within easy walking distance together with Grey Street, one of the finest streets in Europe.

- Contemporary reception
- Comfort cooling
- Full access raised floors
- Category 2 lighting in recessed high specification metal ceiling
- Flexible open plan accommodation
- DDA compliant
- Part refurbished ready to occupy
- 24 hour access
- 5 on site car spaces
- EPC Rating D-93

BASEMENT STORAGE

Secure basement storage available up to 511 sq m (5,500 sq ft).

AVAILABLE ACCOMMODATION

SUITE	SQ M	SQ FT
Third Floor North	385.7	4,152
Third Floor Centre	235.1	2,531
First Floor North	383.2	4,125
TOTAL	1,004	10,808

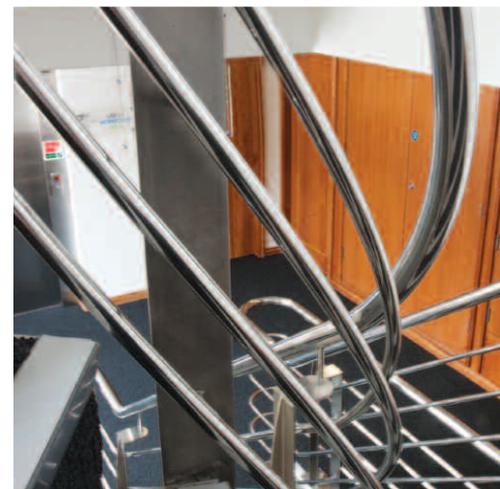
TERMS

- **Short term flexible lease**
- **Quoting rent only £10psf to include rent, service charge and building insurance**
- **Car parking available at £400 per quarter per space**

RATING ASSESSMENT

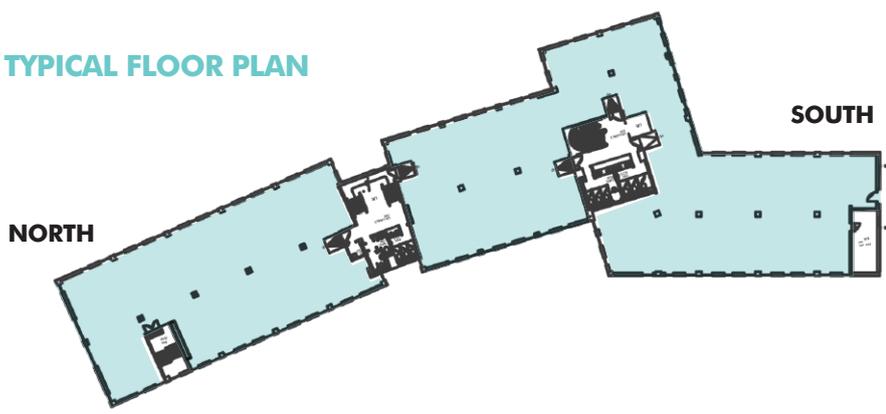
The tenants are responsible for all rating liabilities.

Third Floor North RV	£54,000
Third Floor Central RV	£33,250
First Floor North RV	£53,500



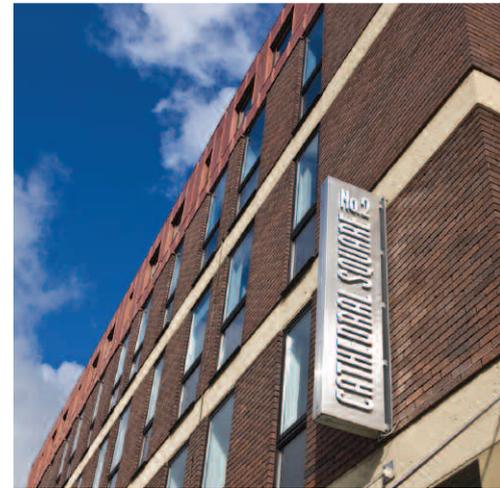
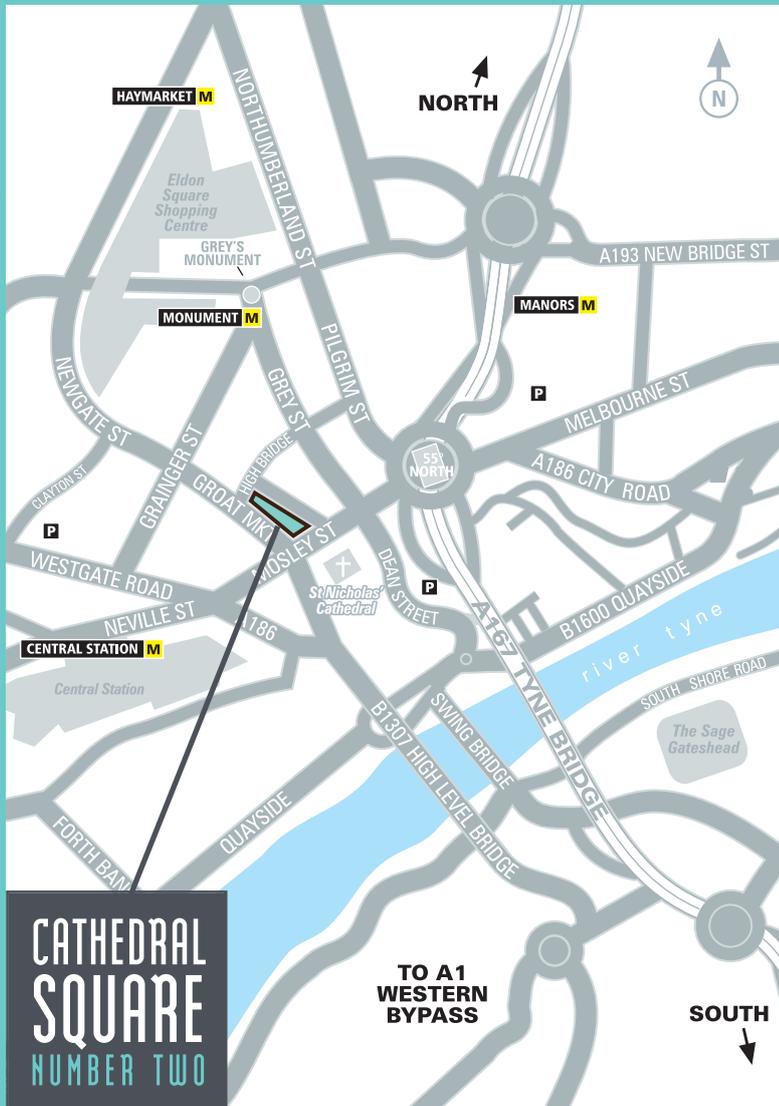


TYPICAL FLOOR PLAN



WWW.CATHEDRALSQUARE.CO.UK

NUMBER TWO CATHEDRAL SQUARE



Naylors
Gavin Black
0191 232 7030
naylorsgavinblack.co.uk

Chris Pearson
07834 328 678
chrisp@naylorsgavinblack.co.uk

John Cranshaw
07912 225407
john.cranshaw@naylorsgavinblack.co.uk

View Video Walk-Through

Designed & produced by **iMS** Design 0191 284 9222 ref: 6801

IMPORTANT NOTICE 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by the agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither agents has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. January 2022.