

# TO LET

REFURBISHED GROUND FLOOR OFFICE SUITE

# Rotterdam House

116 Quayside  
Newcastle upon Tyne  
NE1 3DY



## Suite size

338 sq m (3,635 sq ft)

## LOCATION

**Rotterdam House occupies a prominent waterfront location on Newcastle's Quayside.** The Quayside now offers an attractive, landscaped working environment, better car parking provision than the traditional CBD and a good range of leisure facilities including hotel, restaurants and bars.



## DESCRIPTION

The subject property comprises ground floor office accommodation within Rotterdam House, a five storey Grade A office building constructed in 2000.

Internally the demise offers the following specification:

- Open plan floorplate with raised floors and new carpeting
- Extensive floor to ceiling glazing
- Suspended metal ceiling tiles with new LED panels and AC units
- Fully refurbished reception area and WC's
- Shower facilities
- Up to 10 car parking spaces can be made available

## ACCOMMODATION

We understand that the property comprises the following net internal floor areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor	338	3,635
<b>NIA</b>	<b>338</b>	<b>3,635</b>



RECEPTION AREA





## SERVICES

We understand that the property has all mains services connected to the premises, however, interested parties should carry out their own investigations with regard to this matter.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B-39.

## LEASE TERMS

The ground floor is available as a whole or in part by way of a new lease for a term to be agreed.

## RATEABLE VALUE

Estimated rates payable £9.32 per sq ft. Interested parties are advised to contact the local rating department to confirm verification of the above.

## RENT

Available upon application.

## LEGAL COST

Each party will be responsible for their own legal and professional costs incurred in connection with the transaction.

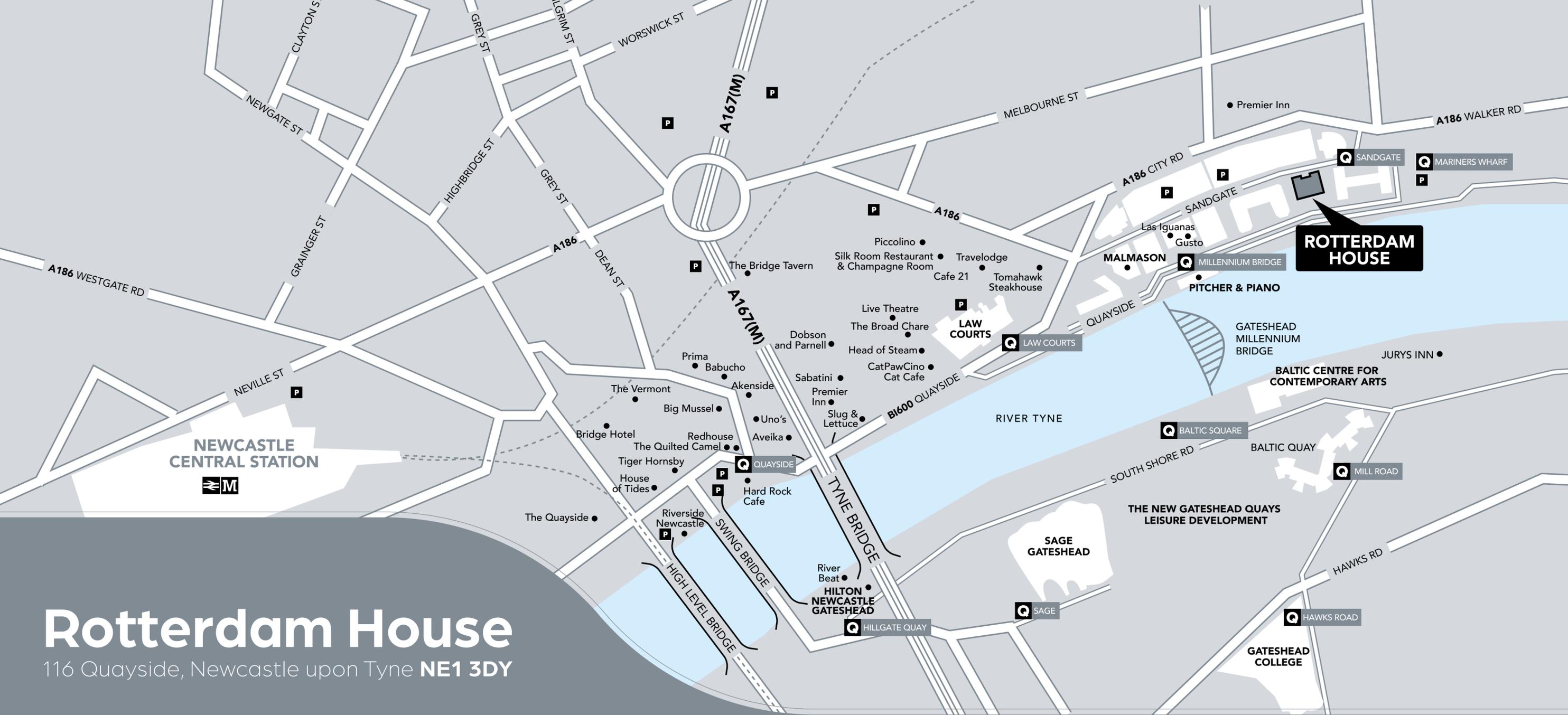
## SERVICE CHARGE

There is a service charge in place to recover the costs of the landlord's upkeep of the common areas and external structure of the building; further details are available upon request.

## VAT

All prices are deemed exclusive of VAT.





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116 Quayside, Newcastle upon Tyne NE1 3DY

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