

NEWCASTLE CITY CENTRE OFFICES

2,959 - 6,635 SQ FT

GRAINGER CHAMBERS

3-5 HOOD STREET
NEWCASTLE UPON TYNE
NE1 6JQ

NOW UNDERGOING FULL REFURBISHMENT
READY LATE 2022



- Modern offices to let subject to active refurbishment
- Adjacent to Grey Street and all city centre facilities
- New lease by arrangement
- Good specification including new air conditioning
- Turnkey or flexible leasing deals available

Naylors 
Gavin Black
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GRAINGER CHAMBERS

LOCATION

The premises are situated in a prominent position close to the junction of Hood Street and Grey Street with the new Pilgrim Street development close by. The premises are also in close proximity to Monument Metro Station and important local landmarks including Grey's Monument and The Theatre Royal.

DESCRIPTION

Grainger Chambers is to be fully refurbished providing modern office accommodation including the entrance hall and common parts with a new lift serving the third and fourth floors.

SPECIFICATION

- New air conditioning
- Suspended ceilings with LED light fittings
- Undergoing full refurbishment
- Brand new passenger lift
- Private kitchen and WC facilities
- Fibre infrastructure present with estimated install time of approximately 30 days

ACCOMMODATION

The available offices have the following approximate areas:

	SQ M	SQ FT
FIFTH FLOOR	73.85	795
FOURTH FLOOR	267.65	2,881
	341.5	3,676
THIRD FLOOR	274.90	2,959
TOTAL	616.41	6,635

TENURE

New lease for a term by arrangement.
Turnkey or flexible leasing deals available.

RENT

£20psf.

SERVICE CHARGE

Further information is available on request.

BUSINESS RATES

According to the VOA website the following are the rating assessments for the space:

FOURTH & FIFTH FLOOR	£30,250
THIRD FLOOR	£28,500

On this basis rates payable are £4.10-£4.80psf.

EPC

The current EPC rating is D 78 but this will be reviewed following completion of the works.

LEGAL COSTS

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

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

CONTACT

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