



Office Accommodation

3,050 sq. ft.

- Contemporary style office suites
- Onsite amenities including meeting room
- Creative and Digital Sector Occupiers
- Flexible 3-year licence agreements with break options available
- **Utilities included in the rent**

For further information please contact
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Location

High Bridge Works is located in a central position, just off Grey Street which is widely regarded as one of the finest streets in Europe.

The property is within close proximity to the Theatre Royal together with the superb range of national restaurant chains, independent bars and delis nearby.

The property is also within two minutes walk of Monument Metro Station and five minutes from Newcastle Central Station.

Description

High Bridge works opened in 2011 and the majority of occupiers within the building include artists or makers and a wider constituency of creative and digital business.

The subject office suites are located on the first floor and comprise of the following:

- Open plan
- LED light fittings
- Exposed concrete floor
- Existing Characterful Features
- One suite has integrated meeting room
- 1GB high speed data connection
- Ground floor meeting room and kitchen
- Male/Female and disabled WC facilities

The top floor houses a large open plan studio space which is often used for arts exhibitions but is also available for occupiers to use as an additional charge.

Accommodation

The following suite is available:

	M ²	SQFT
Suite 1.08	283.35	3,050
Total	283.35	3,050

Terms

The suites are available individually or in a combination to suite your requirements and will be offered based on a 3-year licence agreement with break options available.

Rent

Each suite is available on an all-inclusive rental basis, based on £20.50psf.

Business Rates

The suites need to be reassessed individually but we estimate a rates payable of around £4.15psf.

Service Charge

Inclusive with the rent.

EPC

The property has an EPC rating of D 96.

Legal Costs

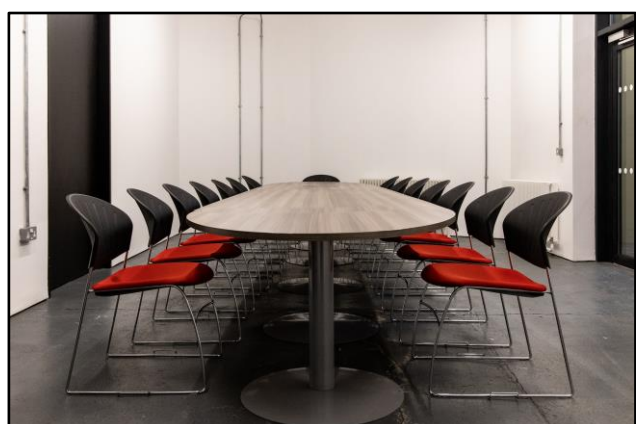
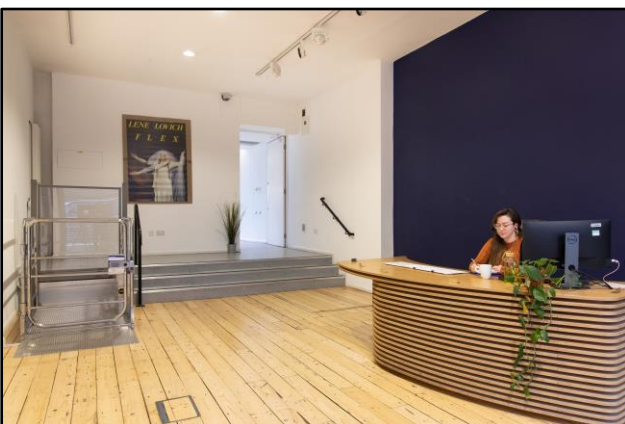
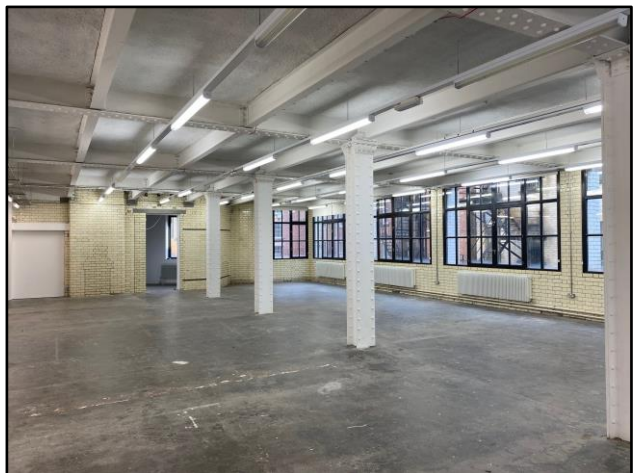
Each party to be responsible for their own legal costs incurred in this transaction.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

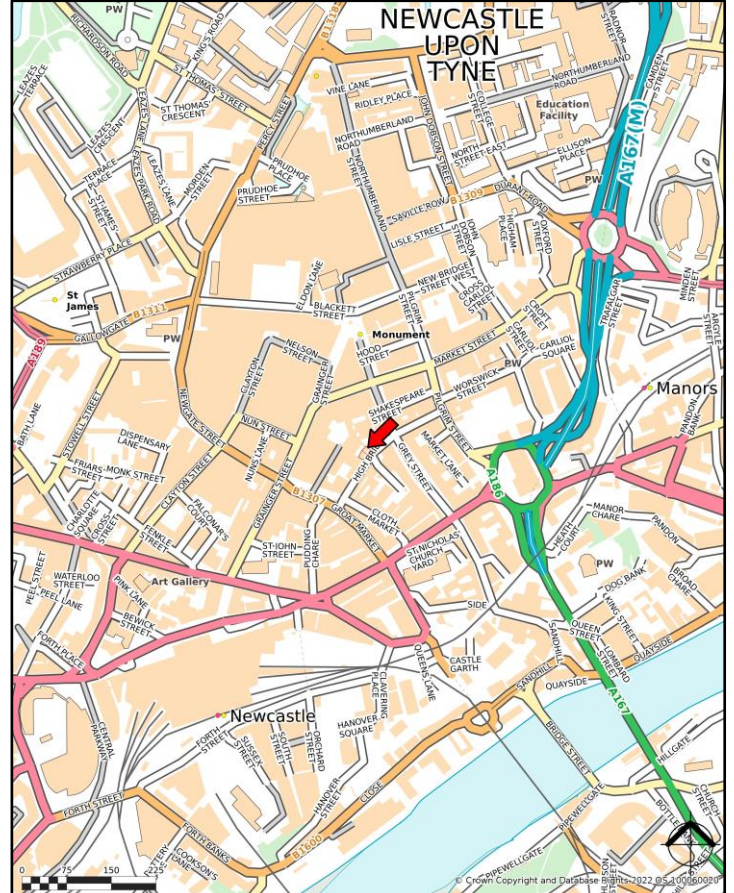
VAT

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



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