



HIGH BRIDGE WORKS

Newcastle upon Tyne NE1 1EW

TO LET

Suite 1.08
Office
Accommodation

Size:
3,050 sq ft (283.35 sq m)

highbridgeworks.co.uk

HIGH BRIDGE WORKS

**Home to
pioneering artists,
inventors &
entrepreneurs
since 1767.**

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

HIGH BRIDGE WORKS

Location



Historic Grey Street and Theatre Royal

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.



Harrys Bar, Grey Street



Outstanding retail facilities

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



Monument Metro Station



Newcastle Central Station



Revolucion de Cuba Cocktail Bar & Restaurant

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

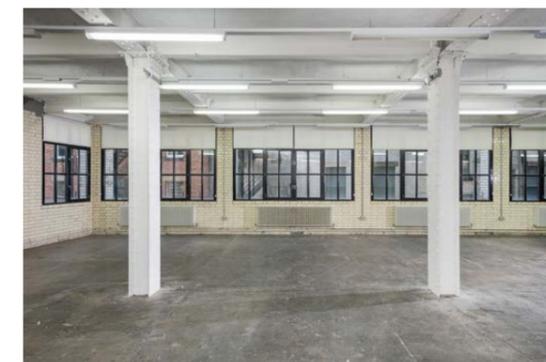


HIGH BRIDGE WORKS

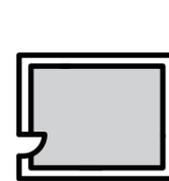
The Building

New 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.

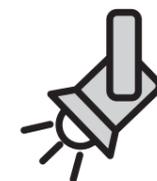
The top floor houses a large open plan studio space which is often used for arts exhibitions but is also available for occupiers to use as an additional charge.



The subject office suite is located on the first floor and comprises of the following:



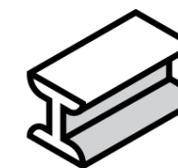
Open plan



LED light fittings



Exposed concrete floor



Existing characterful features



Integrated meeting room



1Gb high speed data connection



Ground floor meeting room and kitchen



Male/Female and disabled WC facilities

HIGH BRIDGE WORKS

Accommodation

The subject office suite is located on the first floor and comprises of the following size:

STUDIOS	SQ FT	SQ M
Suite 1.08	3,050	283.35



Terms

The suite will be offered on a 3 year lease basis with break options available.

Rent

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

Business Rates

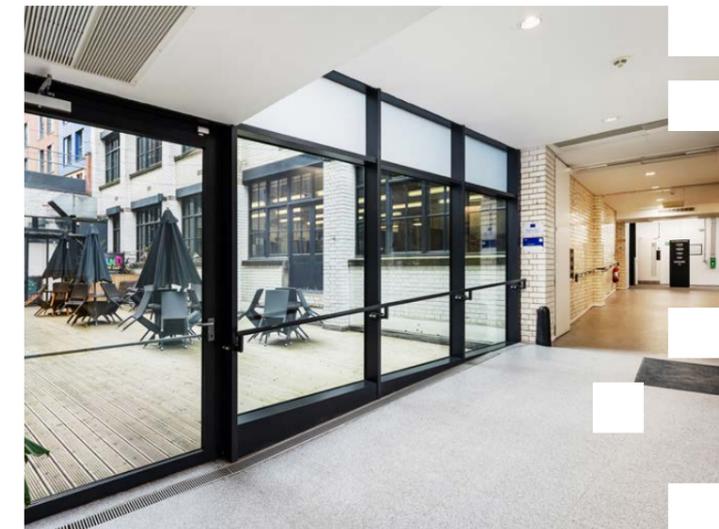
The suite needs to be reassessed but we estimate rates payable to be £4.15 psf.

Service Charge

Inclusive with the rent.

EPC

The property has an EPC rating of D 96.



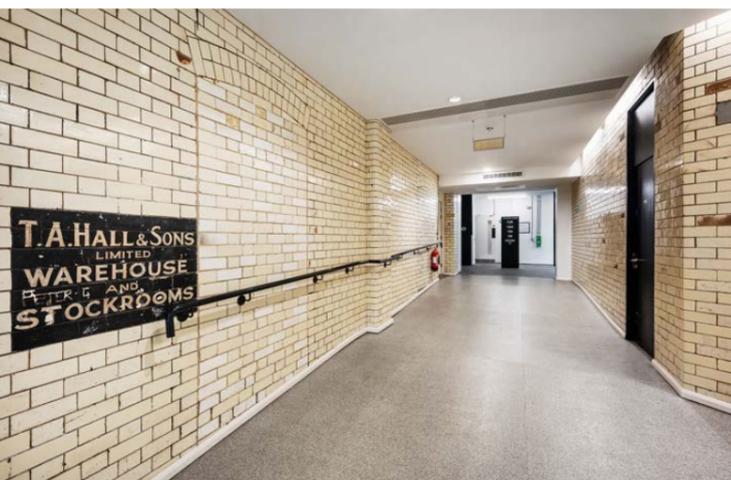
Legal Costs

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

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.





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For further information
or to arrange a viewing
please contact:

Naylor's 
Gavin Black
 0191 232 7030
 naylorsgavinblack.co.uk

Ellie Combe
 T: 07544 655 575

ellie.combe@naylorsgavinblack.co.uk

Chris Pearson
 T: 07834 328 678

chrisp@naylorsgavinblack.co.uk

John Cranshaw
 T: 07912 225 407

john.cranshaw@naylorsgavinblack.co.uk

highbridgeworks.co.uk

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