



TO LET

Alderman Fenwick's House, 98-100 Pilgrim Street, Newcastle Upon Tyne, Tyne and Wear, NE1 6SQ



Newcastle City Centre Serviced Offices

200 - 1,000 Sq Ft (18.58 - 92.9 Sq M)

- Garde 1 Listed Building
- Office Suites Available
- Large Event Space Available
- Newly Refurbished
- New Communal and Breakout Areas

For further information please contact:

Chris Pearson
E: chrisp@naylorsgavinblack.co.uk
DD: 07834328678

Ellie Combe
E: ellie.combe@naylorsgavinblack.co.uk
DD: 07544655575

Second Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

TO LET

Alderman Fenwick's House, 98-100 Pilgrim Street, Newcastle Upon Tyne, Tyne and Wear, NE1 6SQ

Location

Prominently located on Pilgrim Street next to the landmark Bank House development, occupants benefit from a thriving business location with excellent transport links.

Alderman Fenwick's House is one of Newcastle's most historic buildings. The Grade 1 listed home of boutique office suites and events space.

Description

Brand new office availability in the Grade 1 listed, Alderman Fenwick's House, Pilgrim Street.

Our newly refurbished, all-inclusive office suites range in size from 1-2 person offices to 10-person.

Occupants also have access to fantastic communal areas and facilities.

Specification, features and what's included:

- Ultra-high-speed broadband
- 8 hours per month complimentary meeting room access
- LED lighting
- Utilities
- Buildings insurance
- 24 hr access
- Furnished with desks, chairs and pedestals
- Onsite Café with tenant discount
- New communal kitchen/breakout space
- Larger event space
- Organised post handling services
- Shower room and bike store
- Access to facilities in our partner building Spire Platinum Suites

Accommodation

Offices	Sq Ft	Rent PCM
Office G20	236	£737.50+VAT
Office S10	454	£1418.75+VAT
Office T10	227	£662.00+VAT

Rent

Rent is offered on an all inclusive basis.

Service Charge

Included in the all inclusive rent

EPC

Available on Request

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 Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

TO LET

Alderman Fenwick's House, 98-100 Pilgrim Street, Newcastle Upon Tyne, Tyne and Wear, NE1 6SQ



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order