

TO LET

City Quadrant, 11 Waterloo Square,
Newcastle upon Tyne, NE1 4DP



MODERN OFFICE SUITES TO LET

133 – 1,111 Sq Ft (12.36 – 103.21 Sq M)

- High quality office suites
- Air-conditioning/raised floors
- Kitchen and meeting rooms
- Near Newcastle central station
- Short flexible terms or longer leases

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Location

City Quadrant is a landmark mixed use development at the western entrance to Newcastle City Centre just off St James' Boulevard, on the corner with Westmorland Road.

The building is located within 150m of the Central Train Station providing first class bus and metro links. The Grainger Town car park (401 spaces) is part of the same plaza offering permit season tickets.

Description

High quality managed office suites fitted out in a contemporary style with the following amenities.

- Air conditioning
- Raised floors
- Bookable meeting rooms
- Attractive kitchen facilities

Accommodation

The available suites are on the 1st and 2nd floors with the quoting rents listed inclusive of rent, service charge, utilities but exclusive of VAT and any rates payable.

	Size (Sq m)	Size (Sq Ft)	Rental P/A	RV
Suite 4	40.5	436	£17,440	£7,200
Suite 5	103.2	1,111	£42,500	£12,500
Suite 16	21.6	233	£9,320	£3,900
Suite 19	32.9	354	£14,160	£5,900
Suite 21	12.4	133	£5,320	£2,225
Suite 24	18.2	196	£7,840	£3,250
Suite 28	39	420	£16,800	£7,000
Suite 30	18.8	202	£8,080	£3,350
Suite 31	51.6	555	£22,200	£9,000
Suite 34	68.3	735	£29,400	£11,250
Suite 35	34	367	£14,680	£6,100

Lease

Short flexible terms or longer leases available.

EPC

The EPC's are:

First Floor East C61
 First Floor West C56
 Second Floor C58

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.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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.



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