

TO LET

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



SELF CONTAINED COMMERCIAL PREMISES

6,757 Sq Ft (628 Sq M)

- Suitable for a variety of uses
- Also available in part
- Currently fitted out as high quality office space
- Air conditioning and floor trunking
- Near Newcastle Central Station

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

Joint Agent:

Niall Combe, Lambert Smith Hampton
Tel: 07843 818 340
Email: NCombe@lsh.co.uk

TO LET

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

Location

Unit A, City Quadrant is part of 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.

Finally, the building is opposite the International Centre for Life an innovative Science Village incorporating medical/research facilities for Newcastle University and the NHS.

Description

Top quality commercial premises fitted out to a top specification with the following amenities:

- Air conditioning
- Floor trunking
- LED light fittings
- Meeting rooms
- Attractive kitchen facilities

The accommodation is self-contained with its own entrance and could be subdivided into separate units. They could also be converted to a variety of different uses, subject to planning.

Accommodation

The property has the following areas:

	M2	Sq Ft
Ground Floor	424	4,567
Basement	203	2,190
Total	627	6,757

There is further basement accommodation of 908 and 2,650 sq ft which can be included in the demise or let separately.

Lease

A new lease is available for a term upon application.

Rent

The quoting rent is £100,000 per annum exclusive of VAT, rates and service charge. The separate basement accommodation is available at £10 psf.

Service Charge

The current service charge budget is £13,131.44 per annum.

EPC

The EPC is C58.

Rateable Value

Upon application.

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.

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.

TO LET

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



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 Naylor's 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