

# Property Details

Tel: 0191 232 7030

## OFFICE SUITE FOR SALE

154.2 m<sup>2</sup> (1,660 ft<sup>2</sup>)

**Perfect for Owner Occupiers/SIPP Investors etc**

*Probably the only office suite available to buy in the centre of Newcastle*

**4<sup>TH</sup> FLOOR, CENTRAL EXCHANGE BUILDINGS,  
GREY'S MONUMENT, NEWCASTLE UPON TYNE, NE1 6EG**



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- Landmark Location
- On one of the busiest Metro stations in the City
- Absolutely all of the City's best shopping and leisure opportunities on the doorstep.

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## **4<sup>th</sup> Floor, Central Exchange Buildings, Grey's Monument, Newcastle upon Tyne, NE1 6EG**

### **LOCATION**

Central Exchange Buildings is located to the top of Grey Street close to the junction with Hood Street. Grey Street is regarded as Newcastle's most prestigious professional address, occupiers include Royal Bank of Scotland, Barclays Bank Plc, NRG Consulting and a variety of both local and multinational firms.

Situated in the heart of Newcastle, the area is well served by an abundance of restaurants and bars. The prime retail area on Northumberland Street and Eldon Square is almost adjacent as is the Monument Metro Station and most of the City's bus routes.

### **DESCRIPTION**

The property comprises the whole of the fourth floor of this prominent listed building which provides a mixture of office, residential and retail space. The suite is made up of a number of individual offices of varying sizes and accessed via a central corridor.

In addition, there are WC facilities and kitchenette within the suite. Other benefits include:

- Excellent natural light
- Recessed Cat 2 lighting
- Data cabling
- Central heating
- Redcare Security alarm
- Passenger lift
- Video entry system from Grey Street

### **ACCOMMODATION**

4<sup>th</sup> Floor approximately 154.2 m<sup>2</sup> (1,660 ft<sup>2</sup>)

Plus toilets, kitchenette and store room.

### **PRICE**

£205,000 plus VAT for the long ground leasehold interest. Alternatively the property may be rented for £23,250 per annum exclusive of rates and service charge.

### **RATES AND SERVICE CHARGES**

Rate payable 2010/11	£5,589
Service Charge 2010/11	£3,150

### **LEGAL COSTS**

The ingoing tenant to cover the Landlord's legal costs in drafting and executing the lease in the event of a letting.

### **FURTHER INFORMATION**

For general enquiries and viewing arrangements please contact Louis Donaldson on 0191 211 1560 or email [louisdonaldson@naylor.co.uk](mailto:louisdonaldson@naylor.co.uk).

### **NAYLORS INSTRUCTIONS**

You may search our company web site [www.naylor.co.uk](http://www.naylor.co.uk) for details of all our current instructions.

**AGENTS NOTE:** *The Directors of Naylor have an interest in the property.*

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