

Property Details

Tel: 0191 232 7030

REDUCED RENT

OFFICES TO LET

**PRINCES WHARF, QUAYSIDE
NEWCASTLE UPON TYNE**



LOCATION

The subject property has entrances on Queen Street, King Street and Akenside Hill and is located beneath the Tyne Bridge in the heart of Newcastle Quayside.

In recent years the Quayside area had attracted major redevelopment and now benefits from an array of restaurants, bars, office and residential accommodation. Newcastle City Centre is approximately 5 minutes walk as is Gateshead Quay via the Millennium Bridge. Public transport is accessed via various Metro Stations, Central Station, Monument and Manors are all but a short walk away. In addition to this the Quaylink bus route has a regular service between the City Centre and the East of the City.

DESCRIPTION

This period building comprises a mixture of residential, retail, restaurant and office use. Each unit benefits from gas central heating, kitchenette and WC facilities. Good natural light and high ceilings are a feature in the majority of units.

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: 0191 232 7030
Fax: 0191 261 4030

www.naylors.co.uk

Regulated by RICS

OUR SERVICES
INCLUDE

•

Agency

•

Building Surveys

•

Landlord and
Tenant

•

Management

•

Valuations

•

Princes Wharf, Quayside, Newcastle upon Tyne

ACCOMMODATION

See schedule below.

TERMS

Available by way of new full repairing and insuring leases for a term of years to be agreed.

COSTS

Each party to bear their own legal costs incurred in the transaction.

SERVICE CHARGE

There is a service charge levied to maintain the common areas of the building. Please refer to the schedule below for the current figures.

SERVICES

We understand that all mains services are connected to the property.

VAT

All figures quoted are exclusive of VAT where chargeable.

FURTHER INFORMATION

For general enquiries and viewing arrangements please contact Louis Donaldson on 0191 232 7030 or email louisdonaldson@naylor.co.uk.

NAYLORS INSTRUCTIONS

You may search our company web site www.naylor.co.uk for details of all our current instructions.

16/08/10 LD
A-H91



Schedule of Availability

Property	m ²	ft ²	Rent pa	Rates Payable 2010/2011	Service Charge
2 King Street South	80.3	864	£4,750	£2,605	£3,253
14 Akenside Hill	46.7	503	£2,767	£1,486	TBC
9 Queen Street	117.6	1,266	£6,963	£3,907.2	£8,743.18
23 Queen Street East	48.7	524	£2,882	£1,811	£3,050

NAYLORS CHARTERED SURVEYORS 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, dimensions, 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 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 principal or employee, at NAYLORS CHARTERED SURVEYORS 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.

N209 Printed by Ravensworth 01670 713330