

Development

Industrial

Office

Investment

Retail

Property **Details**



Tel: 0191 232 7030

**FLEXIBLE OFFICE SPACE
UNION CHAMBERS, GRAINGER STREET,
NEWCASTLE UPON TYNE**

FROM

11 m² (118 ft²)



**INCLUSIVE RENT
EASY-IN EASY-OUT TERMS
NEWLY REFURBISHED BUILDING**

Hadrian House
Higham Place
Newcastle upon Tyne
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Union Chambers, Grainger Street, Newcastle upon Tyne

LOCATION

The property is situated in the historic Grainger Town area of Newcastle in the lower section of Grainger Street, being within a short walk of Newcastle Central Station and Monument Metro. City Centre shopping is also a short walk away.

DESCRIPTION

Union Chambers is an impressive sandstone building comprising ground floor retail units with office accommodation on first, second and third floors. The office accommodation is served by a shared entrance hallway and staircase which has recently undergone an extensive refurbishment which included a new lift, upgraded lighting to the common areas and redecoration. The office suites are heated by a shared central heating system throughout and the building has the benefit of a CCTV installation. Individual suites are being refurbished prior to tenant's occupation subject to the terms that are agreed.

ACCOMMODATION

First Floor

Suite 1.1	11m ²	(118 ft ²)
Suite 1.3	24.9 m ²	(268 ft ²)
Suite 1.4	27.3 m ²	(294 ft ²)
Suite 1.5	18 m ²	(193 ft ²)
Suite 1.6	17.9 m ²	(192 ft ²)
Suite 1.7	18.1 m ²	(195 ft ²)

Second Floor

Suite 2.1	81.8 m ²	(880 ft ²)
Suite 2.2	60.77 m ²	(654 ft ²)
Suite 2.3	20.9 m ²	(225 ft ²)
Suite 2.4	49.3 m ²	(531 ft ²)

Third Floor

Suite 3.1	24.2m ²	(260 ft ²)
Suite 3.2	20.2m ²	(217 ft ²)
Suite 3.3	21.8m ²	(235 ft ²)
Suite 3.4	20.9m ²	(225 ft ²)

LEASE TERMS

The suites are available on flexible easy-in, easy-out terms to suit each tenant.

RENT

£20 per ft² inclusive of business rates, service charge, heating & lighting.

LEGAL COSTS

The incoming tenant to be responsible for the landlord's reasonable fees in drafting and executing the lease.

VAT

All figures quoted are exclusive of VAT where chargeable.

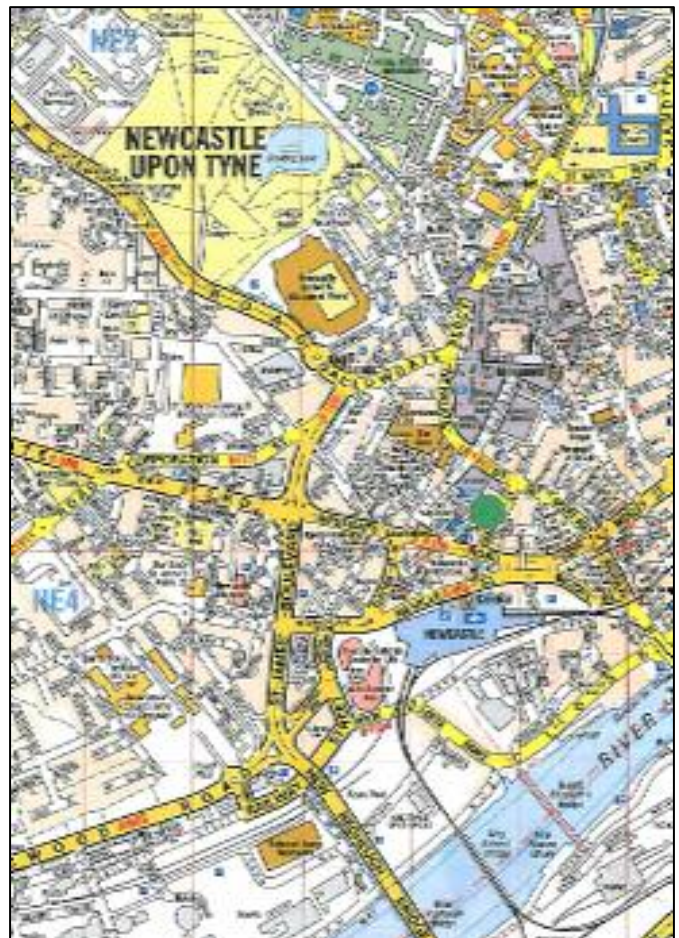
FURTHER INFORMATION

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.

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