

Development

Industrial

Office

Investment

Retail

Property Details



Tel: 0191 232 7030

TO LET

REFURBISHED OFFICE ACCOMMODATION

267 m² (2,870 ft²)

4th Floor Collingwood House, Collingwood Street, Newcastle upon Tyne, NE1 1JW



**CENTRAL LOCATION
REFURBISHED OPEN PLAN OFFICE
CLOSE TO LOCAL AND NATIONAL TRANSPORT LINKS**

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

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4th FLOOR, COLLINGWOOD HOUSE, COLLINGWOOD STREET

LOCATION

Collingwood House is located at the heart of Newcastle's commercial centre at the corner of Collingwood Street and St Nicholas Street. Newcastle Central Station, the Metro Transport System and the prime retail core of Northumberland Street are within easy walking distance of the property.

DESCRIPTION

Collingwood House is a modern seven storey stone faced office building with mansard roof. The available the subject suite is located on the 4th floor of the building and is accessed via the newly refurbished communal lobby and lift. The suite is to be fully refurbished to provide the following specification:

- ◆ Open plan accommodation
- ◆ Suspended ceiling
- ◆ New carpeting throughout
- ◆ Full redecoration
- ◆ WC facilities within demise

ACCOMMODATION

4th Floor 267 m² 2,870 ft²

RENT

£37,310 per annum exclusive of business rates, service charge and all other outgoings.

TERM

The accommodation is available imminently and available by way of a new lease for a term of years to be agreed on full repairing and insuring terms, incorporating regular rent reviews.

RATES

Rateable Value (2010 list): £39,740

All interested parties are advised to make their own enquiries to clarify the Rateable Value by contacting Newcastle Valuation Office on 0191 220 7000 or alternatively on-line at www.voa.gov.uk

VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless, expressly stated other.

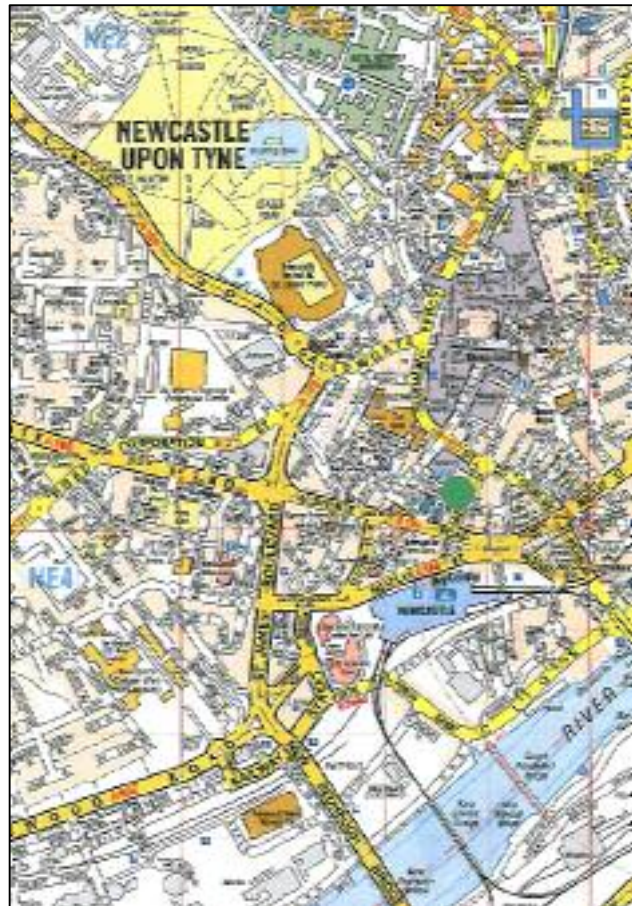
FURTHER INFORMATION

For general enquiries and viewing arrangements please contact our Newcastle Office on 0191 232 7030 or ask to speak to Fergus Laird, the surveyor dealing with this property. Alternatively contact our joint agent, Michael O'Driscoll at DTZ on 0191 223 5711.

NAYLORS INSTRUCTIONS

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

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