

Property Details

Tel: 0191 232 7030

TO LET

**OWING TO THE EXPANSION AND RELOCATION OF
NEWCASTLE UNIVERSITY BUSINESS SCHOOL**

Up to 23,000 ft² in one of Newcastle's best office buildings

**Ground, First and Second Floors, South Wing,
1 CITY GATE, GALLOWGATE, NEWCASTLE, NE1 4WH**



SITUATION

In terms of location it simply does not get any better than this. City Gate is a highly prominent development in a truly superb location in the heart of Newcastle City.

With vehicular access from St James Boulevard, City Gate is positioned across the road from St James metro station as well as the iconic St James Park and is in easy walking distance of Newcastle's new bus interchange. The location is also on the fringe of Eldon Square, one of the UK's largest and most prestigious shopping centres as well as being next to Newcastle's China Town with its extensive range of restaurants and The Gate leisure complex. This area is set to become even more important as the development of the Flagship Science Central business area progresses, the first significant part being the new extended University Business School.

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OUR SERVICES INCLUDE

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- Landlord and
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- Management**
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- Valuations**
-

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DESCRIPTION

This office property is entirely self contained with it's own dedicated entrance and with an impressive fully glazed frontage overlooking the City Wall Green at ground floor level. The premises are fitted to an exacting standard and offer open plan working whilst incorporating private offices and larger conference and meeting rooms. The space is capable of immediate occupation.

The primary features are as follows:

- Prestigious private entrance and reception area;
- Lift Service;
- Full accessed raised floors with power and IT distribution;
- Comfort cooling and perimeter heating;
- High standard internal partitioning;
- Private toilet facilities to each floor;
- Full DDA Compliance;
- Excellent staff comfort facilities and breakout areas including second floor balcony;
- 8 car spaces (by separate licence)

ACCOMMODATION

The following net internal areas apply.

Ground floor	559 m ² (6,017 ft ²)
First floor	770 m ² (8,288 ft ²)
Second floor	907 m ² (8,707 ft ²)

Total 2,138 m² (23,012 ft²)

RATING

The property is assessed in the 2010 valuation list at RV £470,000.

We understand that the rate payable (2010/11) is £194,580 pa (£8.45 psf)

TERMS

The property is currently held on a 10 year lease from 27 July 2006 at a current rental of £455,480 (£20 ft²). The Service Charge is currently £4.26p per ft².

The property is available by way of Lease Assignment or by way of under-letting either as a whole or floor by floor.

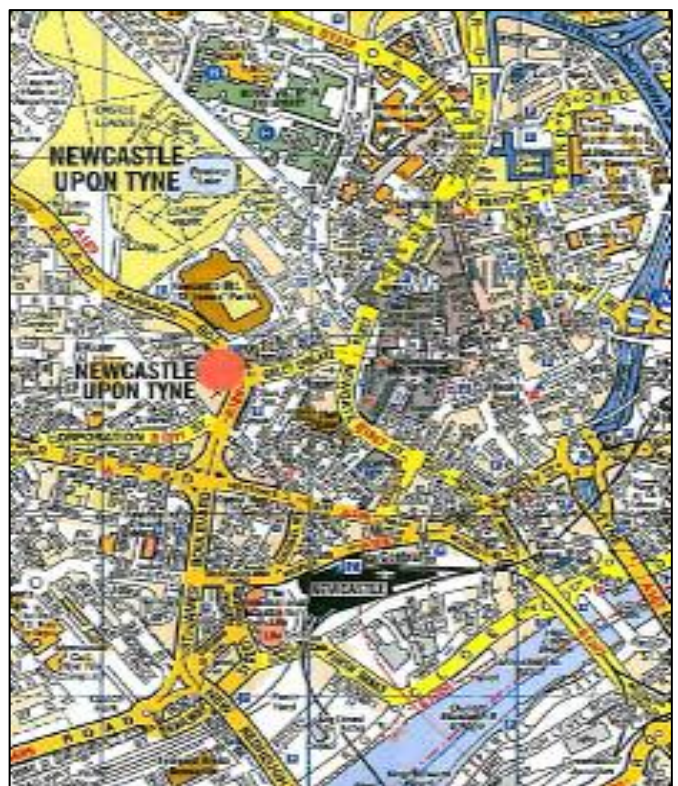
VIRTUAL TOUR AND FURTHER ENQUIRIES

Take the VT at <http://www.lightwave-tours.co.uk/naylors/01/index.html> or for general enquiries and viewing arrangements please contact Bill Naylor on 0191 232 7030 or email billnaylor@naylors.co.uk.

NAYLORS INSTRUCTIONS

See our current instructions at www.naylors.co.uk

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