



Grade A Offices *Fully Furnished if Required* To Let



1 St James' Gate Newcastle upon Tyne NE1 4AD

Location

The St James' Gate development is ideally located virtually adjacent to the Redheugh Bridge and St James' Boulevard one of the City's principal distributors. St James' Gate is also within easy walking distance of every convenience the city as a whole provides:

- ◆ Hotels, bars, restaurants – some are next door or across the road.
- ◆ National and local Metro trains – no more than 2 minutes.
- ◆ Multi storey car park – next door.
- ◆ City shopping – 5 minute walk.

**From 3,000 sq ft
Up to 17,000 sq ft
Negotiable terms**

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Description

Two full floors each of 8,461 sq ft (786 sq m) of the building are available providing suites from about 3,000 sq ft (279 sq m) up to 16,922 sq ft (1,572 sq m). This is a Grade A space with all the usual amenities expected:

- ◆ Air conditioning
- ◆ 3 high speed passenger lifts with an additional service lift
- ◆ Fully accessible raised floor
- ◆ High level of DDA compliance
- ◆ Landscaped courtyard/plaza entrance

If requested, furnishings of a very high standard are available, minimising tenant move costs.

Terms

The premises are available either by lease assignment of a term expiring on 17 June 2024 at a rent of £320,721 per annum.

Alternatively, sub-lets of part of the premises may be agreed by negotiation as to size and rent.

Car parking is also available at a cost of £1,500 per space per annum.

Rating

Each floor is rated separately with a rateable value of £141,000. We estimate that this will result in a rate payable per sq ft of accommodation of between £6.50 and £7.00 per annum.

Service Charge

Covering the common areas of the building this is currently running at £5.11 per sq ft per annum.

Virtual Tour

Want a preview of the space? Click on the link below:

<http://www.lightwave-tours.co.uk/naylors/02>

Location Plan

