

Development

Industrial

**Office**

Investment

Retail

# Property **Details**



**Tel: 0191 232 7030**

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

**FROM**

**11 m<sup>2</sup> (118 ft<sup>2</sup>)**



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

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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 <sup>2</sup>	(118 ft <sup>2</sup> )
Suite 1.3	24.9 m <sup>2</sup>	(268 ft <sup>2</sup> )
Suite 1.4	27.3 m <sup>2</sup>	(294 ft <sup>2</sup> )
Suite 1.5	18 m <sup>2</sup>	(193 ft <sup>2</sup> )
Suite 1.6	17.9 m <sup>2</sup>	(192 ft <sup>2</sup> )
Suite 1.7	18.1 m <sup>2</sup>	(195 ft <sup>2</sup> )

#### **Second Floor**

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

#### **Third Floor**

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

### LEASE TERMS

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

### RENT

£20 per ft<sup>2</sup> 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.

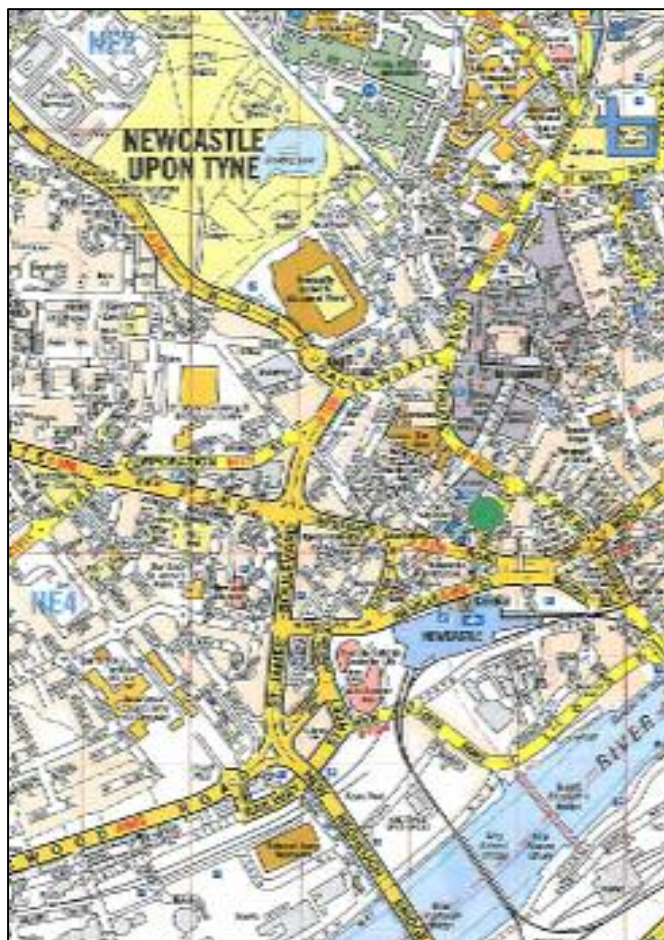
### FURTHER INFORMATION

For general enquiries and viewing arrangements please contact Louis Donaldson on 0191 232 7030 or email [louisdonaldson@naylor.co.uk](mailto:louisdonaldson@naylor.co.uk).

### NAYLORS INSTRUCTIONS

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