

# 3<sup>rd</sup> Floor Office Suite, 1 Hood Street

NEWCASTLE UPON TYNE NE1 6JQ

To Let

Preliminary Details – Property Awaiting Refurbishment



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## LOCATION

The building occupies a prominent corner position on Hood Street at its junction with Grey Street, providing quality office space behind an attractive sandstone façade.

1 Hood Street is within 2 minutes' walk of Monument Metro Station and 5 minutes from Newcastle Central Station. As well as a good range of national restaurant chains, independent bars and delis on its doorstep, Newcastle's main shopping area and a wide range of good quality restaurants and hotels within a short walk of Hood Street.

The property comprises a grade II listed building with the available accommodation located on the third floor providing 366.97 sq m (3,950 sq ft).



## DESCRIPTION

The building comprises ground to fourth floor over basement with the basement and part first floor accommodation fitted out and let to a retail occupier. The available space on the third floor is served by a lift, with toilets available by the lift lobby.

The suite can also be accessed via the central stair case. The ground floor entrance lobby has undergone recent refurbishment and provide a contemporary feel when entering the building.

The suite is currently undergoing a full refurbishment to create a modern open-plan demise. Works include the installation of new carpets, upgraded lighting, and a complete redecoration throughout.

## SPECIFICATION

The accommodation has been fitted to the following specification:

- Suspended ceilings
- Male & Female WC's
- Excellent public transport links
- Passenger lift serving all floors



## ACCESS

1 Hood Street benefits from an excellent central location in Newcastle city centre, making it highly accessible by all major modes of transport. The property is just a short walk from key public transport links, including the Metro system, numerous bus routes, and Newcastle Central Station, providing convenient regional and national connectivity. The area is also easily reached by car and is well-suited for pedestrians, with a wide range of amenities and services nearby.

## ACCOMODATION

We have the following accommodation available to let within the building

FLOOR	M2	SQ FT
Second	366.97	3,950
<b>Total</b>	<b>366.97</b>	<b>3,950</b>

## TENURE

Available on a new effective Full Repairing and Insuring lease for a term to be agreed. Please contact us for further information.

## RENT

Rent on Application

## VAT

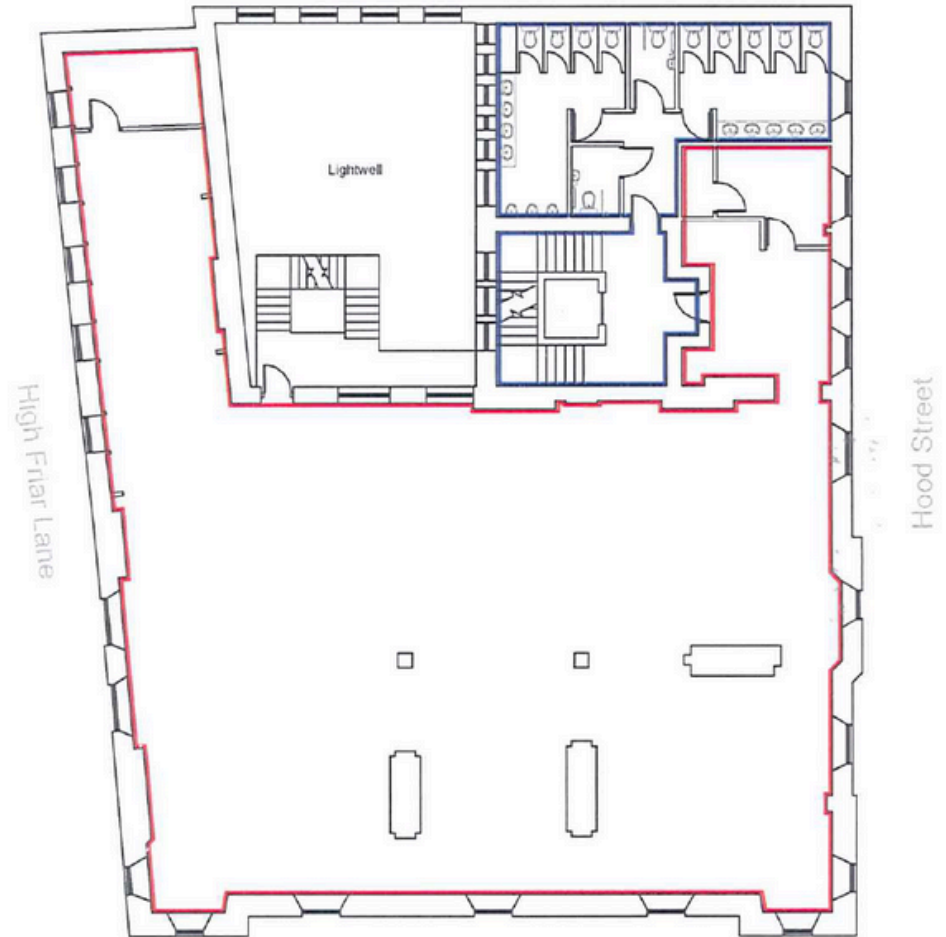
All figures quoted within these terms are exclusive of VAT where chargeable.

## BUSINESS RATES

Rateable value for the demise is £37,500 therefore rates payable for the suite are £20,475 (£5.18 per sq.ft)

## SERVICE CHARGE

TBC



## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## EPC

EPC C rating (70C)

**1 Hood Street**

Newcastle upon Tyne NE1 6JQ



## CONTACT

For further information please contact:



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