



**CUSHMAN &
WAKEFIELD**

TO LET

1st Floor, Vine House

148-152 Northumberland Street,

Newcastle Upon Tyne, NE1 7DQ



Fully refurbished Grade A office accommodation

3,455 sq ft (320.98 sq m)

Property Highlights

- Situated just off the prime retail pitch of Northumberland Street
- Full CAT A refurbishment including new M&E, WCs, kitchen facilities and new carpets and redecoration
- Open plan accommodation providing a flexible floorplate
- Lift access

For more information, please contact:

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St Paul's House
23 Park Square South
Leeds
LS1 2ND

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Location

Vine House is accessed off Vine Lane, situated just off the prime pitch of Northumberland Street, occupied by retailers such as Fenwick, Primark and Marks & Spencer.

Vine House is in close proximity to principal business locations including, INTU Eldon Square, Civic Centre and Newcastle & Northumbria University.

The property also benefits from its locality to both Haymarket Bus and Metro station which are located directly opposite providing excellent transport connections throughout Newcastle, Gateshead, Sunderland and Northumberland. Vehicular access is provided via the A167(M) into central Newcastle which further adjoins onto the A1(North/South).

Description

Vine House is a three-storey mixed office and retail property.

The property has undergone a full refurbishment to provide the following specification:

- Suspended ceilings
- New carpets and newly decorated
- New air conditioning
- Perimeter trunking
- Brand new male, female and disabled WCs
- Brand new kitchen facilities
- Coded secure entrance door & suite access
- Lobby entrance
- 1 x 8 person lift

Accommodation

The available suite provides the following approximate Net Internal Area (NIA)

	Sq M	Sq Ft
First Floor	320.98	3,455

Terms

The suite is available by way of a new effective full repairing and insuring lease direct from the landlord for a term of years to be agreed.

Rent

Available on application.

Service Charge

The service charge for the suite reflects £4.77 per sq ft per annum.

EPC Rating

The 1st floor of the property holds an EPC Rating of B48.

Business Rates

We recommend all interested parties to make their own enquiries with Newcastle City Council.

Legal Costs

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

VAT

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

SUBJECT TO CONTRACT

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