

To Let: Office Accommodation

35A Side

Newcastle upon Tyne

NE1 3JE

113.49 sq m (1,222 sq ft)



- Quayside location with excellent public realm
- Good quality self-contained accommodation
- Located close to Dean Street Multi-storey Car Park
- Excellent connection to major regional transport links

Location

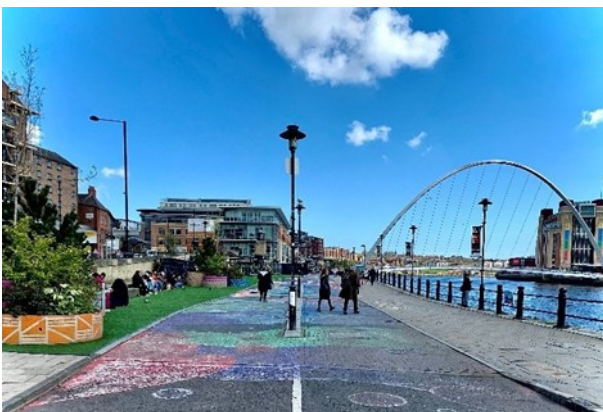
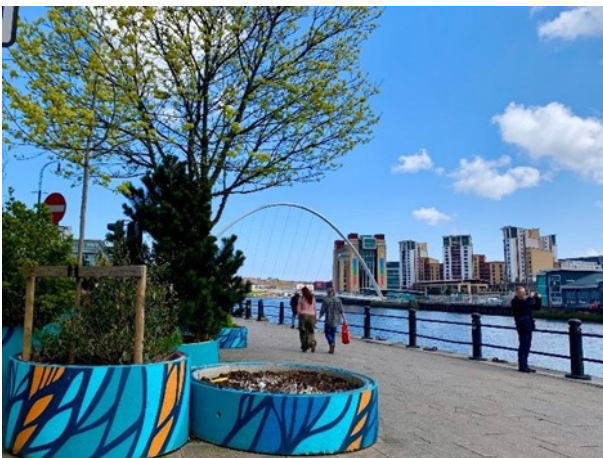
35A Side is a four storey mid terrace building located between the historic Dean Street and Newcastle Quayside.

The property is less than a 5 minute walk to Newcastle's Central station providing excellent access to the regions extensive rail network.

Newcastle Quayside also benefits from the Quaylink bus, a service that runs every 15 minutes connecting Gateshead, Haymarket and Newcastle Great Park.

There is an exceptional variety of restaurants and cafes in the immediate vicinity, Newcastle main retail district is approximately 5 minute walk from the property and therefore this location provides excellent amenities for any business.

*Quayside public realm, 1-min walk from suite **



*Connectivity to city via Quaylink Bus service **



Description

The Property is a mid-terraced building, comprising three upper floors of self-contained office accommodation accessed via a dedicated ground floor entrance with a restaurant on the ground floor. The office accommodation provides a series of open plan offices with CAT 5 cabling and LED lighting, and WCs on both first and second floor.

The subject accommodation benefits from the following specification:

- Open plan accommodation arranged in a series of separate rooms.
- New CAT 5 cabling
- Perimeter gas fired central heating system
- Telephone entry system
- Fitted kitchen
- Period features

*Internal photographs**



Accommodation

The office accommodation provides the following net internal areas:-

Accommodation	sq m	(sq ft)
First Floor	53.71	(578)
Second Floor	37.11	(399)
Third Floor	22,67	(244)
Total	483.11	(1,222)

Services

The properties benefit from all main services.

Rateable Value

According to the Valuation Office Agency website, the property is described as Offices and Premises with a Rateable Value of £8,300.

Tenure

The property is available to let for a term of years to be agreed at a rent of £22,500 per annum exclusive.

Energy Performance Rating

D:87

VAT

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

Legal Costs

Each party is responsible for their own legal costs incurred within this transaction.

Contact Details, Viewing and Further Information

Strictly by prior appointment via sole agents BNP Paribas Real Estate.



Aidan Baker
Senior Director
0191 227 5737
07712 868537
aidan.baker@realestate.bnpparibas



Aleksander Roszczyniala
Graduate Surveyor
0191 227 5706
07570 052292
aleksander.roszczyniala@realestate.bnpparibas

Subject to Contract July 2023



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