

**PARKER KNIGHTS**

REAL ESTATE



THE BRUCE BUILDING. 115 PERCY STREET, NEWCASTLE, NE1 7RY



## ABOUT

### DESCRIPTION

The available office suite lies to the first floor and is currently presented as a fully furnished 9 person office with all the furniture available to rent at a separate cost.

Some of the features include;

- Secure entry system
- Maintenance, repairs & cleaning included
- Shared kitchen and bathroom facilities
- Floor mounted trunking with data cabling and power
- PIR motion sensor lighting

## DETAILS

### ACCOMMODATION

Floor	SQ FT
First	617

### EPC

Rating: B

### QUOTING RENT

£14,685 per annum inclusive of service charge and utilities, with furniture and connectivity available at a separate cost.

### BUSINESS RATES

Small business rates may apply. Further enquiries should be made to the local council

### SERVICE CHARGE

Included within the rent

### UTILITIES

Included within the rent

## TERMS

### CAR PARKING

N/A

### LEASE TERMS

New flexible lease terms available upon request.

### LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction

### VAT

The rent is exclusive of VAT where chargeable





## LOCATION

The property is located on Percy Street in the heart of Newcastle's prime retail parade just off Northumberland Street and remains one of the City's well known office addresses. Percy Street is in close proximity to the main commercial and leisure hub of the city centre.

The Haymarket Metro Station is a short distance away whilst Intu Eldon Square Shopping Centre and Monument Metro Station are also within easy reach as is Newcastle Central Station.

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# CONTACT

## AGENT DETAILS

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