



NORTHUMBERLAND HOUSE, PRINCESS SQUARE, NEWCASTLE  
UPON TYNE, NE1 8ER

**PARKER KNIGHTS**

REAL ESTATE

## ABOUT

### DESCRIPTION

Northumberland House provides city centre office accommodation in suites ranging from 1,200 - 4,930 sq ft.

The property has recently undergone refurbishment to provide a mix of open-plan and partitioned offices. The communal areas have also been modernised and the specification includes:

- New carpeting and redecoration
- New reception area
- Upgraded kitchen facilities
- New LED lighting



## DETAILS

### ACCOMMODATION

Floor	SQ FT
Second Suite 3	1,711
Third Suite 1	635
Third Suite 2	1,582
<b>TOTAL</b>	<b>3,928</b>

### EPC

Rating: TBC

### ASKING RENT

From £12.00 psf

### SERVICE CHARGE

Estimated: £6.00 psf

### BUSINESS RATES

On application

## TERMS

### CAR PARKING

Parking is available onsite subject to availability

### TENURE

New lease available

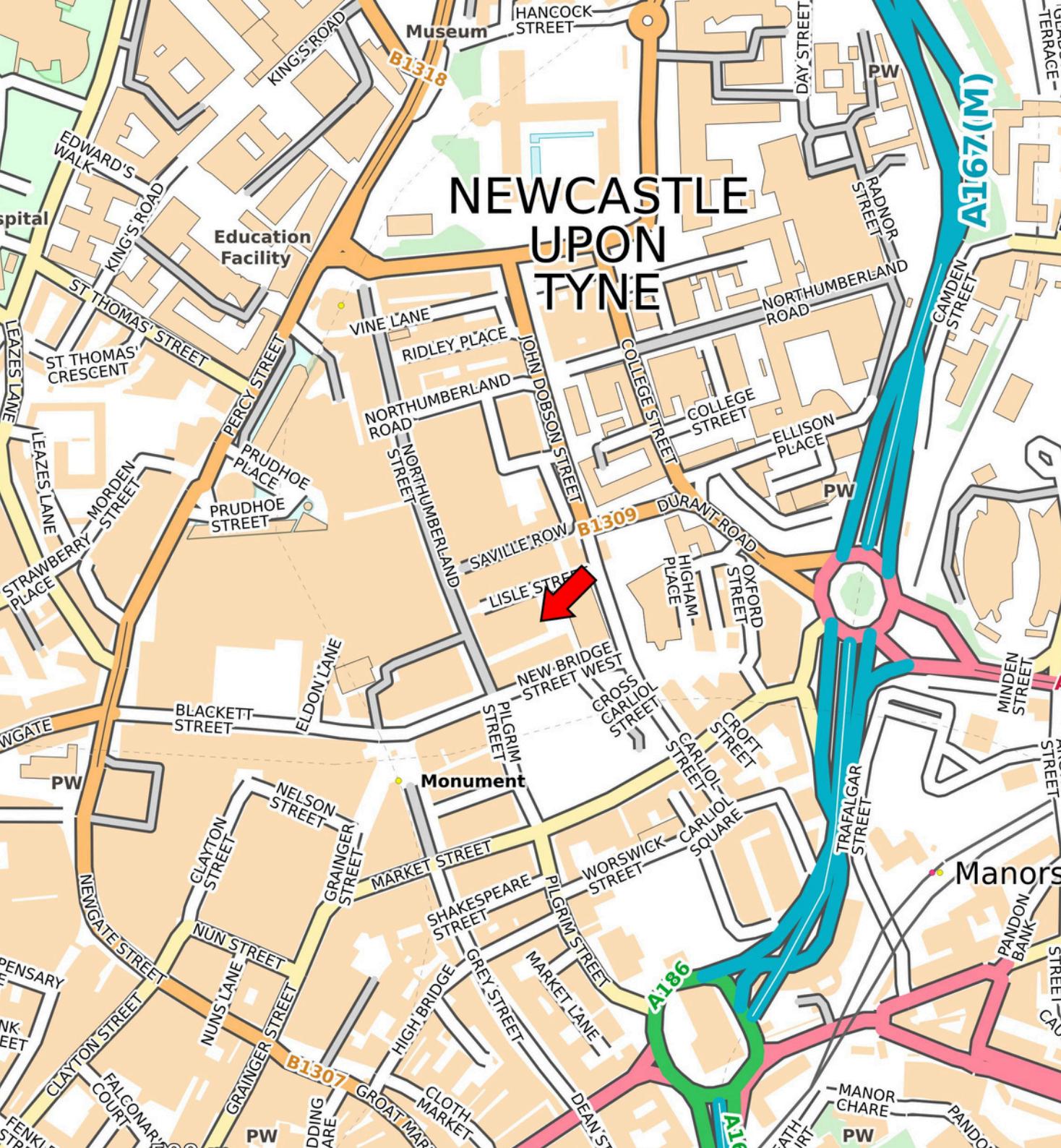
### LEGAL COSTS

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

### VAT

The rent is exclusive of VAT where chargeable





## LOCATION

Situated in Princess Square at the heart of Newcastle City Centre, the property is strategically located adjacent to Northumberland Street, Newcastle's prime retail destination, renowned for its shopping offerings.

It benefits from excellent public transport links, being near to Monument Metro Station and Haymarket Bus and Metro Station. Newcastle and Northumbria University campuses are within walking distance.

Furthermore, Northumberland House is positioned near the upcoming HMRC headquarters, which will house up to 9,000 staff, significantly increasing foot traffic and benefiting local retailers.

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# CONTACT

## AGENT DETAILS

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