

TYNE HOUSE

The Side, Newcastle upon Tyne, NE1 3JA

City Centre Office Suites

2,106 sq ft (195.65 sq m) – 4,760 sq ft (442.21 sq m)





DESCRIPTION

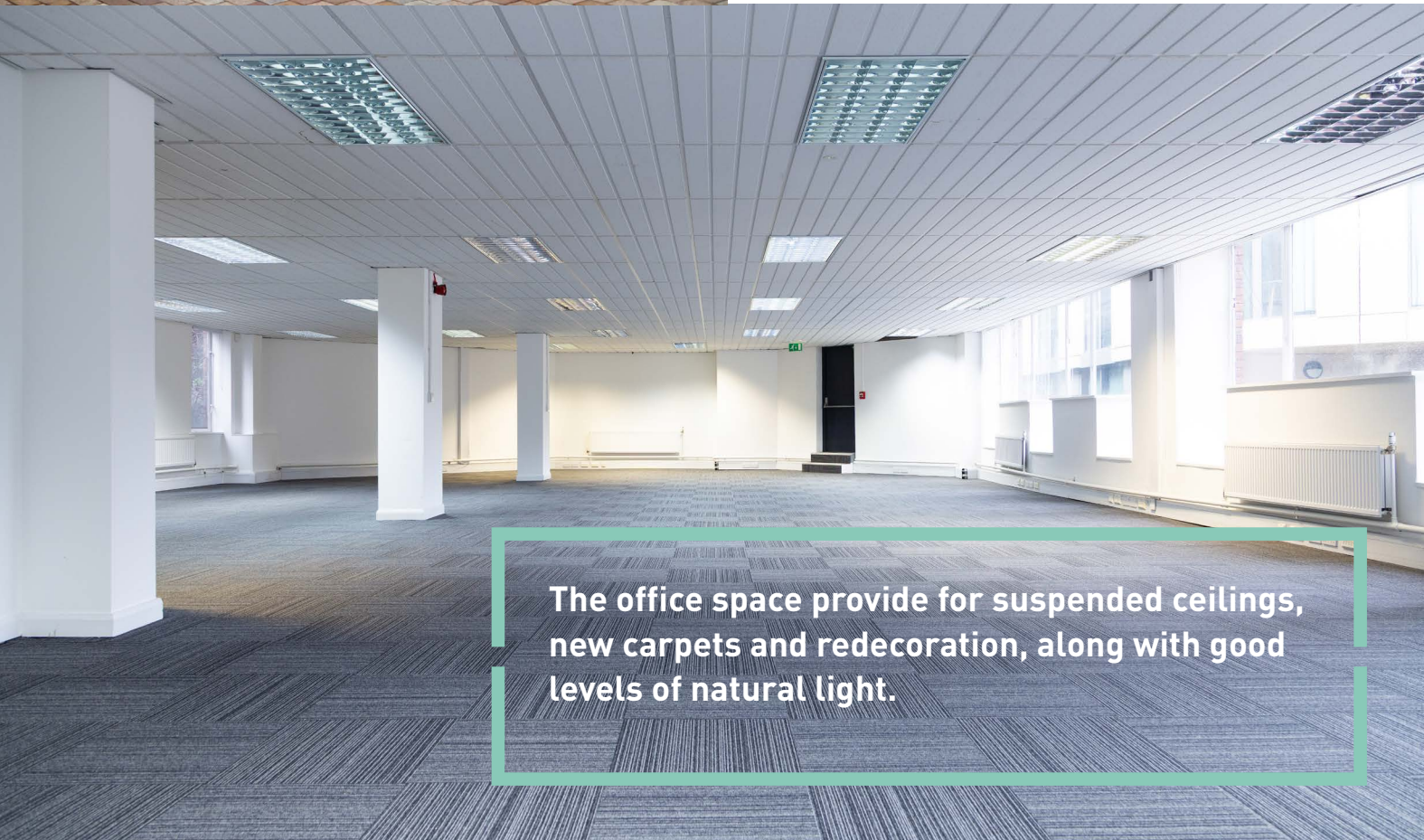
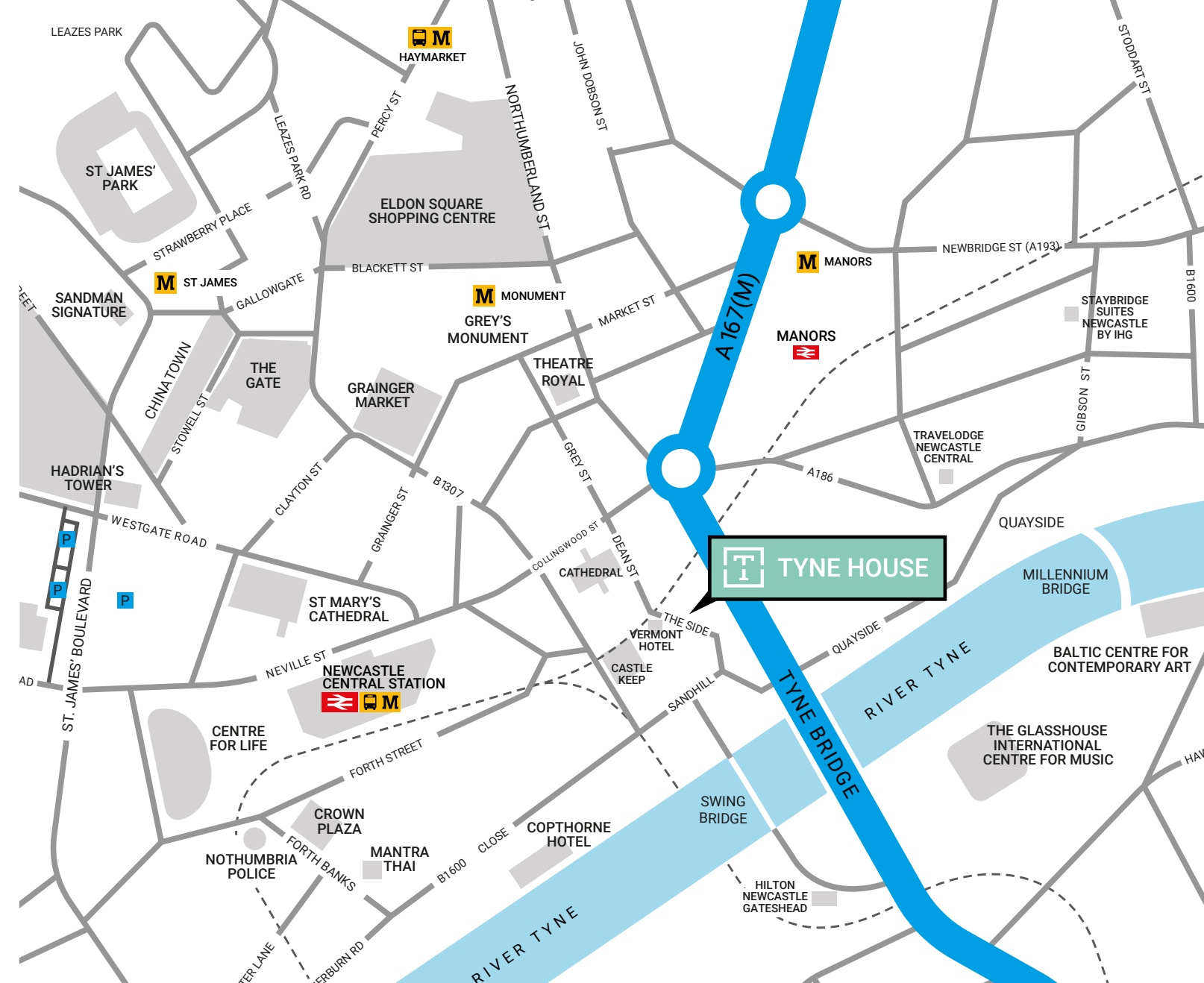
Tyne House is a five-storey office in the heart of Newcastle City Centre, ideally situated neighbouring Newcastle Quayside and within a short walk of the core City Centre.

Tyne House underwent a major refurbishment including a remodelled reception which provides a striking arrival to the building and a place for meeting and greeting.

The offices provide a range of sizes and can be offered on a fully fitted and furnished basis.

Following refurbishment, the office space will offer suites with suspended ceilings, LED lighting, new carpets and good levels of natural light.

There is parking available for occupiers in the building's secure and covered car park.



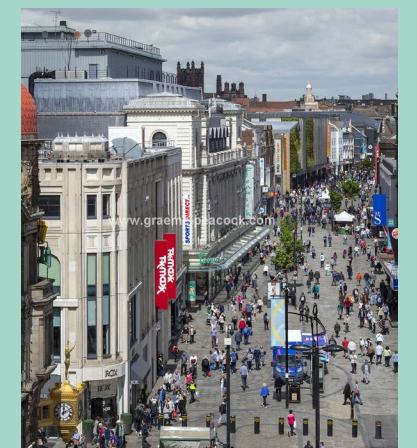
The office space provide for suspended ceilings, new carpets and redecoration, along with good levels of natural light.

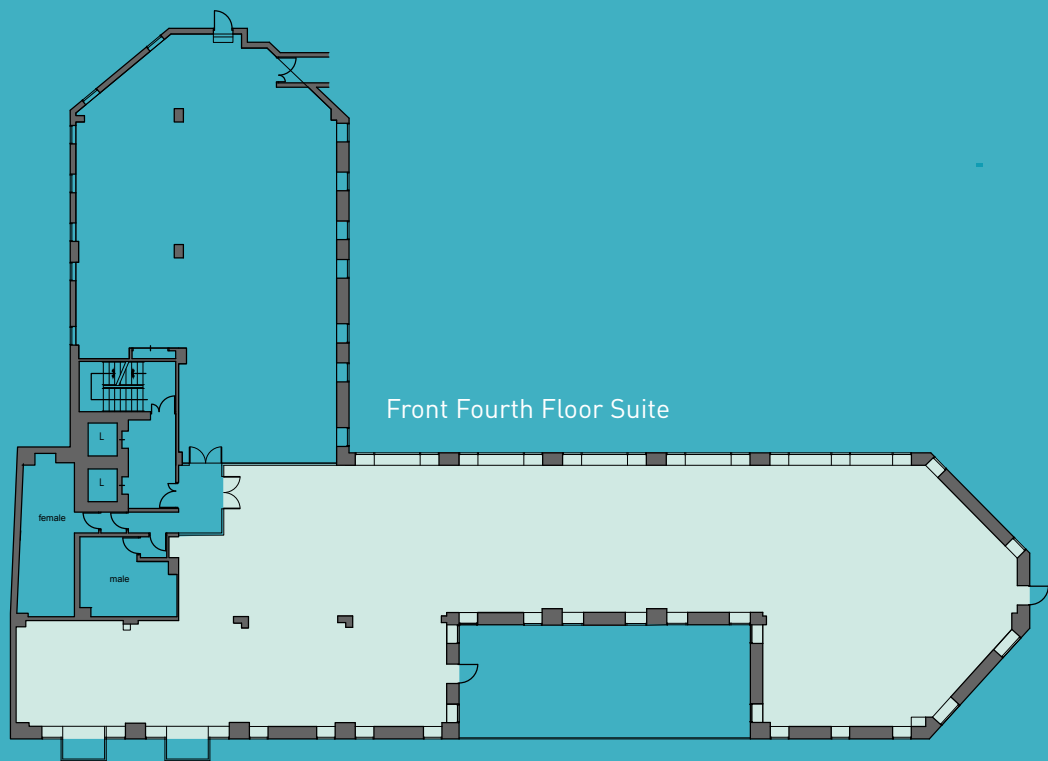
LOCATION

Tyne House is perfectly placed in Newcastle City Centre to provide a fantastic location for business. Positioned on The Side in a vibrant part of the city, it is only a stone's throw from the Quayside and within a 10-minute walk from Central Station.

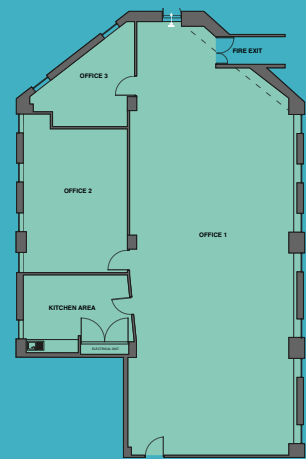
The City's thriving retail and leisure offer is all close by, including the world-famous Newcastle Quayside and its numerous restaurants and bars.

The prime retail core of Northumberland Street and Eldon Square can also be reached within a 5 minute walk of Tyne House, offering an excellent level of amenities.





Front Fourth Floor Suite



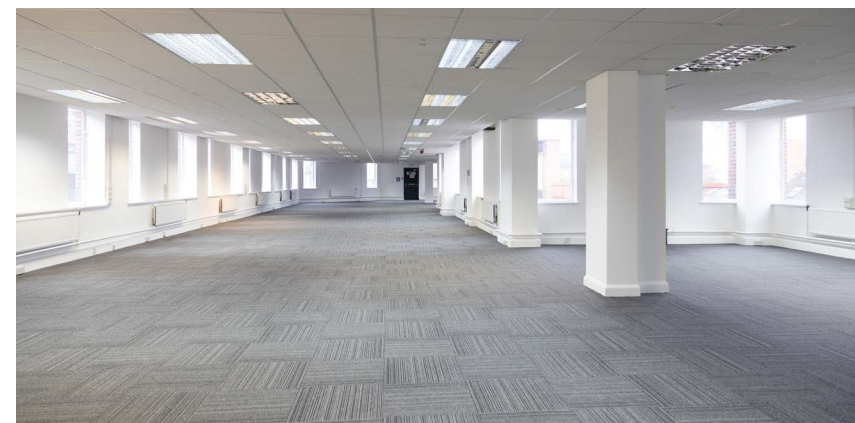
Rear Third Floor Suite



Rear & Front Second Floor Suite

AVAILABILITY

Suite	sq m	sq ft
Front 2nd Floor	442.21	4,760
Rear 2nd Floor	195.65	2,106
Rear 3rd Floor	201.23	2,166
Front 4th Floor	403.92	4,348



Indicative fitout plan.

LEASE TERMS

The office space is available by way of a new effective Full Repairing and Insuring lease, for a term to be negotiated.

RENT

£12.00 per sq. ft per annum exclusive.



SERVICE CHARGE

The tenant will be liable for paying a service charge in relation to the maintenance of the building's communal areas and structure.

ENERGY PERFORMANCE CERTIFICATE

The EPC for the available suites at Tyne House range from C - D. Full certification available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation and execution of all legal documentation.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT) Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



TYNE HOUSE



MARTLEY CAPITAL GROUP

CONTACT INFORMATION

For further information or to arrange a viewing, please contact the joint agents:



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