

BOLBEC HALL | NEWCASTLE UPON TYNE



Coming Soon...

Contemporary
Office Space To Let
from 2,715 sq ft

**CONTEMPORARY STYLE
OFFICE SPACE**

**c3,000 SQ FT
FLOOR PLATES**

**EXCELLENT TRANSPORT
& COMMUNICATION LINKS**

**SHOWER FACILITIES
TO EACH FLOOR**

**BESPOKE FIT OUT
AVAILABLE**

**FULL HEIGHT ATRIUM
COMPRISING NEW
GLASS LIFT**



DESCRIPTION

The demise will benefit from the following specification:

- New LED suspended lighting
- New VRF air-conditioning units
- Contemporary fit out incorporating exposed services
- Power and data supply via floor boxes
- Expansive floor to ceiling height
- Refurbished WC facilities on each floor
- Grand lobby area
- Intercom entrance system
- Full height atrium comprising new glass lift
- On-site bike provision
- Shower facilities on each floor

BESPOKE FIT OUT AVAILABLE

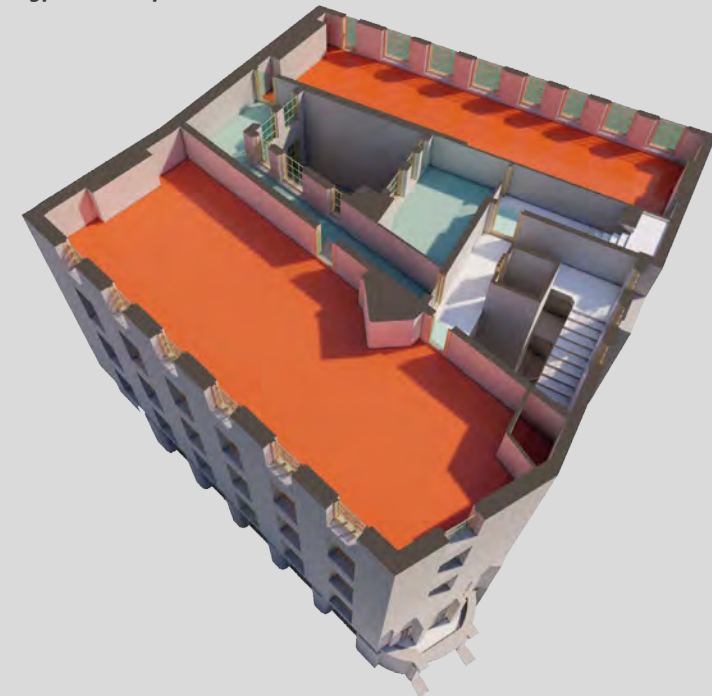
Space can be fitted out by the landlord to the specific design requirements of the tenant.

ACCOMMODATION

	SQM	SQ FT
First Floor	266.17	2,865
Second Floor	266.17	2,865
Third Floor	252.23	2,715
Fourth Floor	265.61	2,859
Fifth Floor	307.42	3,309
TOTAL	1,357.60	14,613



Typical Floorplate



LOCATION

The property is located in the heart of Newcastle City Centre, within close proximity to both the leisure and retail core. The location benefits from strong communication links, served by numerous bus routes and car parks making it easily accessible. Newcastle Central Station is also located nearby which provides direct access to the East Coast Main Line and wider national rail network, with train times to London King's Cross in under 3 hours. Also within Central Station, the local Metro system provides easy travel throughout the region as well as including a direct link to Newcastle International Airport.

RENT

£18.00 per sq ft per annum exclusive of business rates, service charge and all other outgoings.

RATES

Rates payable estimate: £3.55 per sq ft. All enquiries should be made to Newcastle City Council.

SERVICE CHARGE

A service charge budget will be in place to recover the landlord's upkeep of the common areas and external structure of the building.

VAT

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

EPC

The property has an EPC rating of C:75.



FURTHER INFORMATION FROM JOINT AGENTS:

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