

**AVISON
YOUNG**

Unit B, City Quadrant, Newcastle upon Tyne, NE1 4DP

Office To Let | £174,000 per annum | 9,838 sq ft

Ground floor city centre office available with mezzanine level and lower ground kitchen and break out area.

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Summary

- Rent: £174,000 per annum
- Business rates: £44,365 per annum
- Service charge: £17,153.84 per annum Payable quarterly
- EPC: A (17)
- Lease: Assignment
- Terms: 15 years

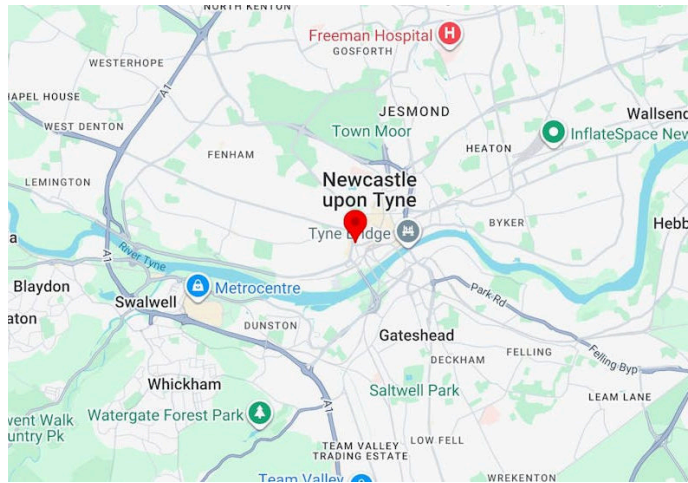
Contact & Viewings



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Key Points

- Modern open-plan ground floor office
- EPC A
- Desirable city centre location
- 3-minute walk from Central Station
- High-spec fitout
- Meeting room
- Large kitchen, breakout and conferencing area on lower ground
- Auditorium style seating area
- 1,000 sq ft open plan mezzanine level
- Lift access to mezzanine level
- New key point...

Description

Unit B City Quadrant offers a high specification modern office at ground floor level, with lower ground floor amenity space and 1,000 sq ft functional mezzanine area.

Location

City Quadrant is a mixed use development at the western entrance to Newcastle City Centre, just off St James' Boulevard on the corner with Westmorland Road. The building is within 150m of Central Station in the heart of Newcastle providing first class bus and metro links. The Grainger Town car park is part of the same plaza offering season tickets

Specifications

- Ground floor office
- Lower ground floor kitchen and break out area
- Functional mezzanine space with lift access
- Open plan
- Meeting room
- Auditorium style seating area
- LED lighting
- Air conditioning

Amenities & Specifications

Parking ratio: 3 car parking spaces with the lease

