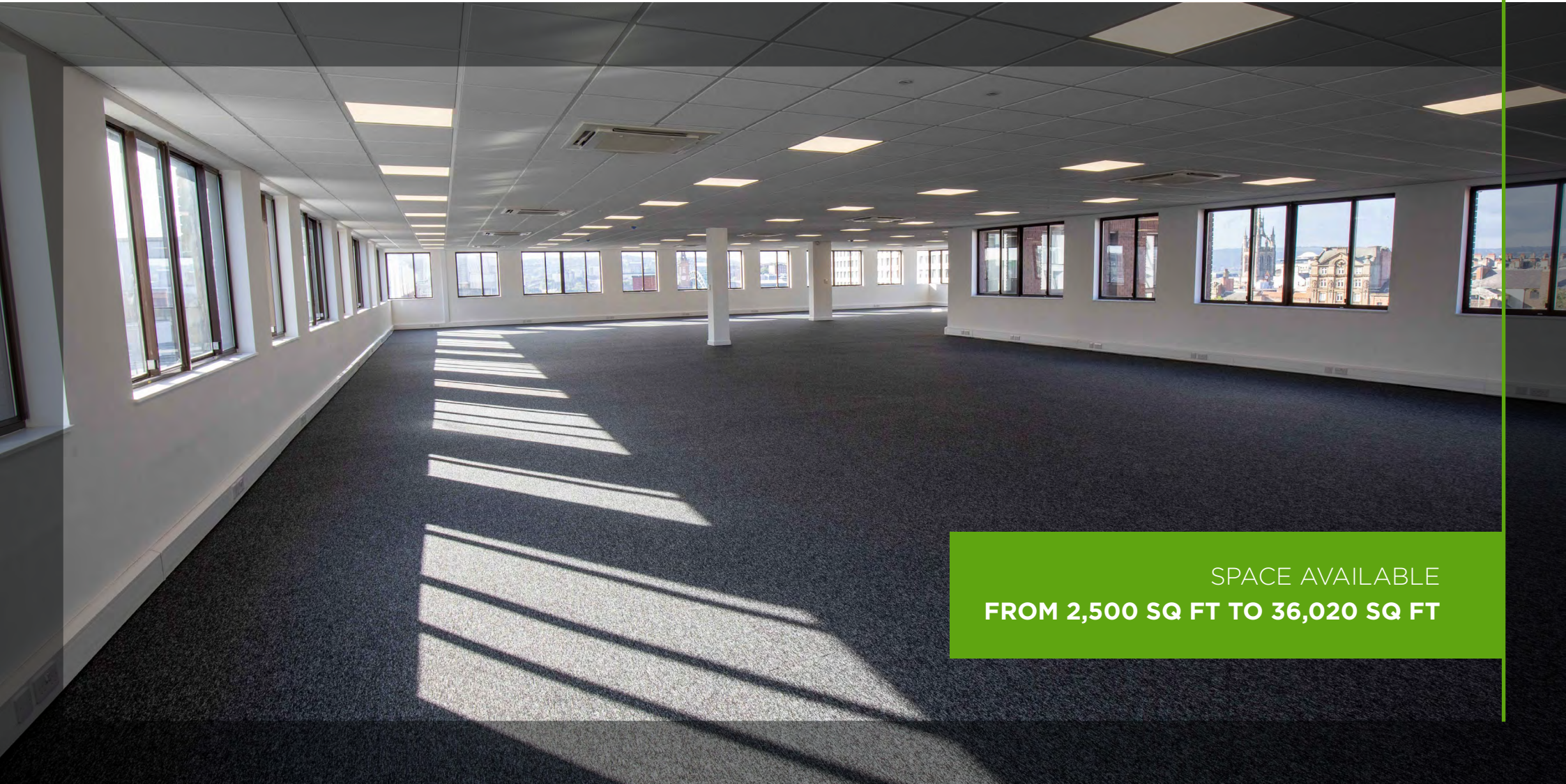


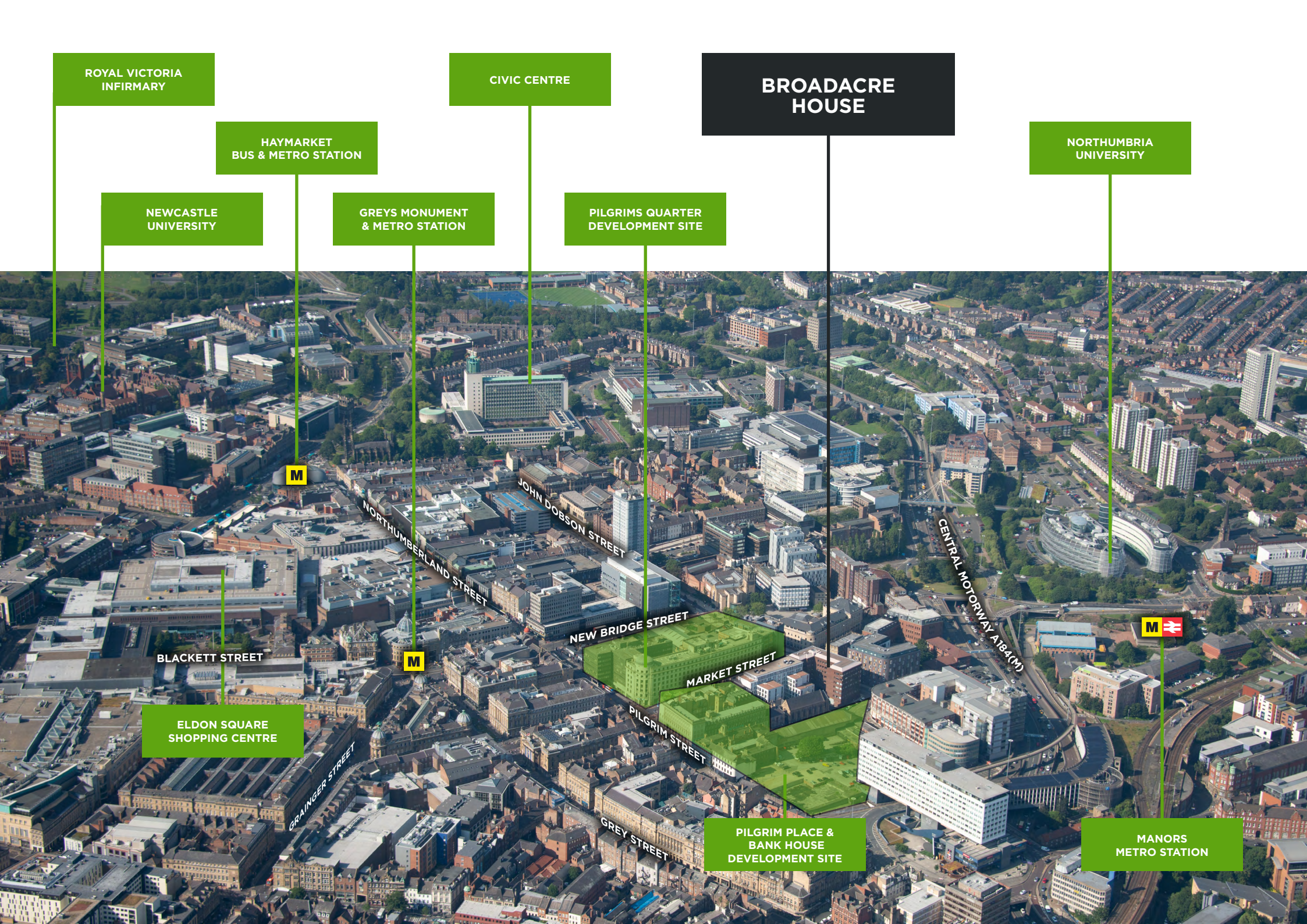
BROADACRE HOUSE

NEWCASTLE UPON TYNE | NE1 6HQ

**REFURBISHED OFFICES
NOW AVAILABLE**



SPACE AVAILABLE
FROM 2,500 SQ FT TO 36,020 SQ FT



ROYAL VICTORIA
INFIRMARY

CIVIC CENTRE

BROADACRE
HOUSE

NORTHUMBRIA
UNIVERSITY

HAYMARKET
BUS & METRO STATION

NEWCASTLE
UNIVERSITY

GREYS MONUMENT
& METRO STATION

PILGRIMS QUARTER
DEVELOPMENT SITE

BLACKETT STREET

NORTHUMBERLAND STREET

JOHN DOBSON STREET

NEW BRIDGE STREET

MARKET STREET

PILGRIM STREET

GREY STREET

GRAINGER STREET

CENTRAL MOTORWAY A168(M)

ELDON SQUARE
SHOPPING CENTRE

PILGRIM PLACE &
BANK HOUSE
DEVELOPMENT SITE

MANORS
METRO STATION



LOCATION

Broadacre House sits in a highly prominent location at the junction of Market Street and John Dobson Street.

The surrounding area is undergoing significant regeneration, with the adjoining property having been recently developed into a new residential block and Plummer House having been developed into contemporary student housing. This area of the city is undergoing extensive regeneration, led by the Pilgrim Place development which is under construction and is creating a new office quarter, a boutique 5 star hotel and a major new food and beverage offer.

The surrounding area is a successful commercial area especially with technology companies and is only a short walk from Grey Street, Northumberland Street, the Quayside and Monument Metro Station.

DESCRIPTION

Broadacre House provides modern, flexible, open plan accommodation over ground to third floors.

The ground floor provides a reception area for the building and security is provided by means of a door access security system.

Two passenger lifts provide access to the upper levels as well as ease of access to the basement car park.





BESPOKE FIT OUT OF 4TH FLOOR



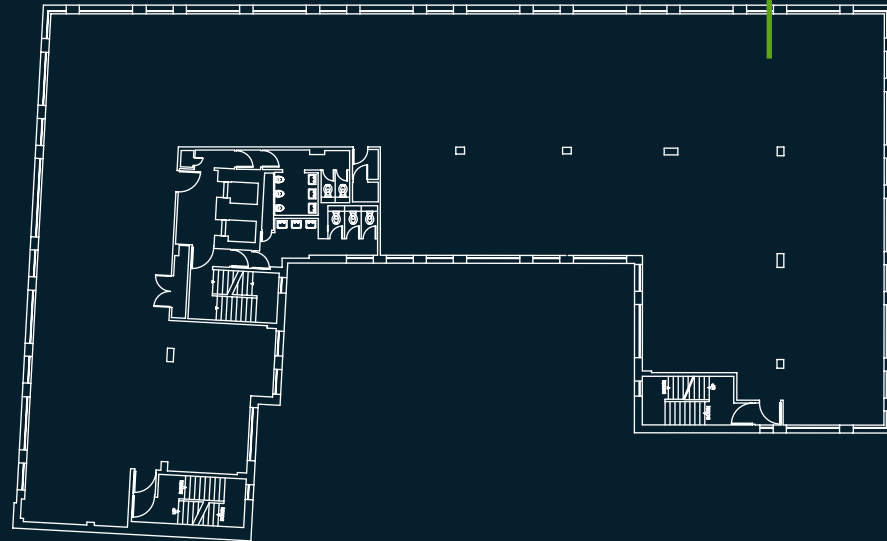
ACCOMMODATION

The accommodation comprises of the following approximate areas:

	Sq ft	Sq m
Ground floor	6,990	649.4
First floor	7,316	679.7
Second floor	7,312	679.3
Third floor	7,312	679.3
Fourth floor	2,712	251.9
Fourth floor	4,378	406.7
TOTAL	36,020	3,346.3

Subdivision of individual floors is available from 2,500 sq ft.
Bespoke refurbishment is available on the ground to second floors.

SECOND FLOOR PLAN



REFURBISHMENT FEATURES

- Air conditioning
- LED lighting
- Suspended ceiling to third floor
- Exposed services on 4th floor
- Carpeted floor finish
- Meeting rooms on site
- Basement showers
- Cycle store

LEASE

New full repairing and insuring terms by way of service charge for a term to be agreed with regular rent reviews.

RENT

Available upon request.

RATEABLE VALUE

To be reassessed.

EPC

The offices have been assessed in Band C.

LEGAL COSTS

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

VAT

All rents and figures quoted above are exclusive of VAT where chargeable.



BESPOKE FIT OUT OF 4TH FLOOR

VIEWING

Strictly by appointment with the Joint Agents:

PATRICK MATHESON

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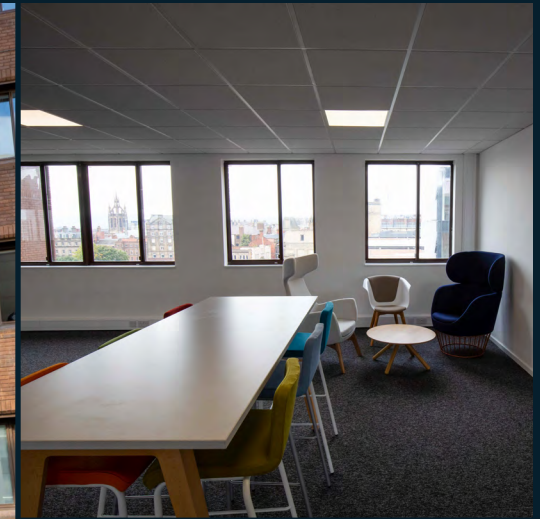
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[KnightFrank.co.uk](https://www.knightfrank.co.uk)

**AVISON
YOUNG**



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