

TO SUB-LET - OFFICE ACCOMMODATION

PART 3RD FLOOR, THE PEARL

7 New Bridge Street West, Newcastle Upon Tyne, NE1 8AQ



Key Highlights

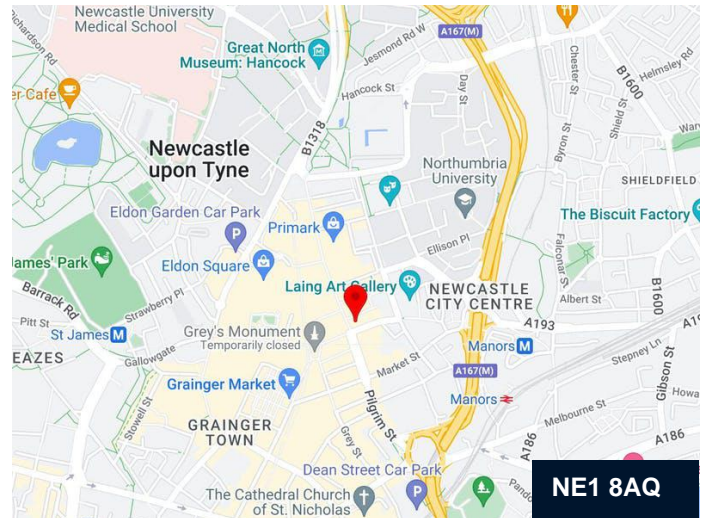
- Part 3rd floor suite comprising 2,550 sq ft NIA;
- Use of second floor shared amenity space including bookable conference rooms and kitchen;
- Prominent office building located in the heart of Newcastle city centre;
- Excellent local amenities with frontage to Northumberland St and New Bridge St West;

SAVILLS Leeds
3 Wellington Place
Leeds LS1 4AP

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[savills.co.uk](https://www.savills.co.uk)





Description

The office is finished to a Grade B specification benefiting from the following:

- Suspended metal ceilings incorporating LG7 panel lighting
- Raised access floors
- Perimeter trunking
- Independently controlled air conditioning and heating
- Double glazed windows
- Secure entry system
- 3 x passenger lifts

Location

Prominently located in the heart of Newcastle city centre, The Pearl is situated on the corner of Northumberland Street and New Bridge Street West. The central location delivers easy access to a wealth of amenities that Newcastle has to offer, surrounded by the City's bars and restaurants with Eldon Square shopping centre just metres away.

Numerous bus stations and metro stations are on the doorstep with Newcastle Central train station only a short 10 minute walk.

Accommodation

The third floor office accommodation comprises of the following

Floor/Unit	Sq ft	Sq m
3rd	2,550	236.90

Contact

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Viewings

All inspections are to be arranged with the sole agent Savills and are strictly by appointment only.

Terms

The office is available by way of a sub-lease until 22nd March 2025. Further information is available upon request.

EPC

A full copy of the Energy Performance Certificate is available upon request.

Legal Costs & VAT

Each party will be responsible for their own legal costs incurred in this transaction. All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Service Charge & Insurance

Both will be payable in respect of the above. Further information available upon request.

Business Rates

We advise all interested parties to make their own enquiries at the local rating authority.

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