

# 3 | COLLINGWOOD HOUSE

QUALITY OFFICE ACCOMMODATION  
IN A PRIME CITY CENTRE LOCATION



3 COLLINGWOOD STREET • NEWCASTLE UPON TYNE

NE1 1JW

Salads & Sandwiches

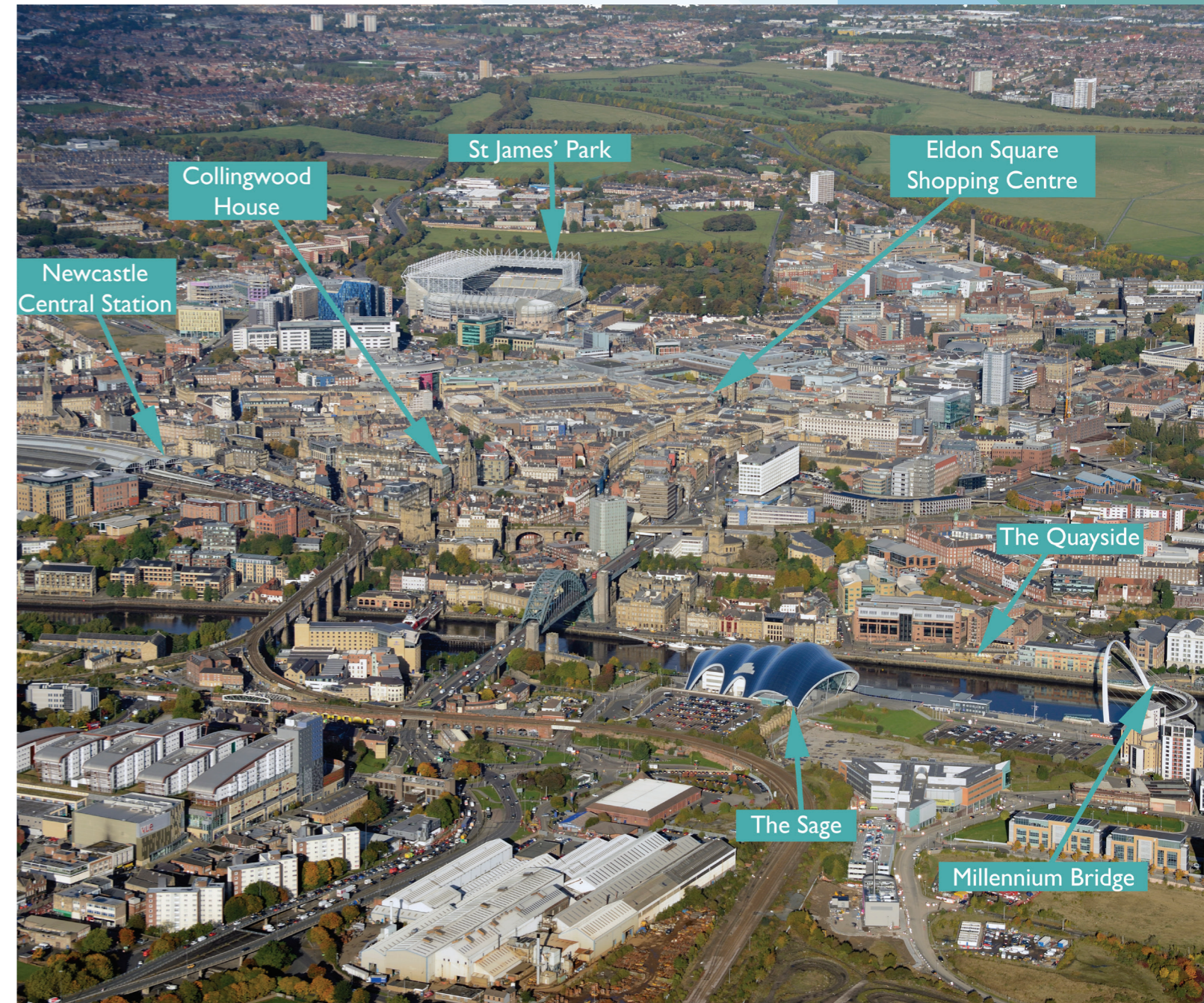
COLLINGWOOD HOUSE



**COLLINGWOOD HOUSE** OCCUPIES A  
**CENTRAL LOCATION** WITHIN THE  
**HEART** OF THE NEWCASTLE  
COMMERCIAL DISTRICT.

Occupying a commanding position opposite St Nicholas Cathedral, at the corner of Collingwood Street and St Nicholas Street, Collingwood House is a prominent and modern office building constructed with an attractive stone frontage benefitting from good natural light to all floors.

The building provides regular shaped and open plan floor plates accessed on each floor excepting the sixth floor from a lift. The common areas throughout present a contemporary and high quality environment.



**MODERN AND CONTEMPORARY**



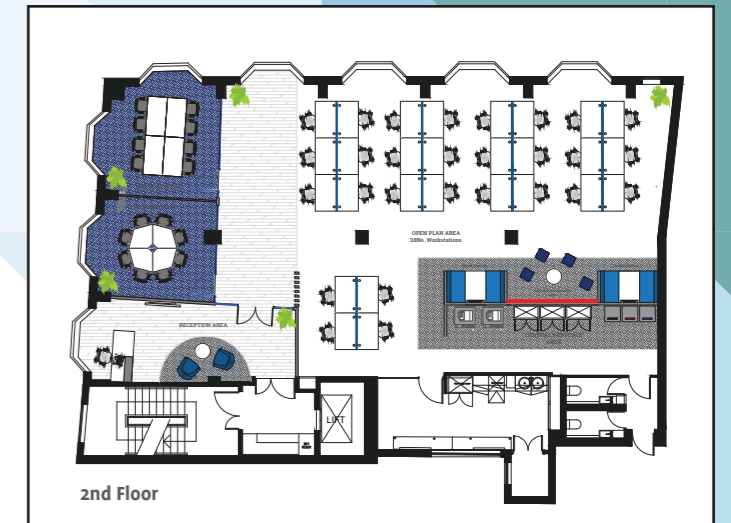
**COLLINGWOOD HOUSE** IS ONLY A FEW MINUTES WALK FROM NEWCASTLE CENTRAL STATION AND IS WITHIN **IMMEDIATE WALKING DISTANCE** OF THE RETAIL AND LEISURE AREAS OF THE CITY AND THE QUAYSIDE.



**PERFECTLY PLACED FOR BUSINESS**



THE **CONTEMPORARY REFURBISHMENT** OF  
COLLINGWOOD HOUSE HAS CREATED  
AN **ATTRACTIVE** WORKING ENVIRONMENT  
WITH **ESSENTIAL** AMENITIES.



**FEATURES**

Each available suite benefits from the following:

- Modern suspended ceilings.
- LED lighting.
- Comfort cooling.
- New double glazed windows.
- 9 person passenger lift.
- Kitchen area.
- Male and Female WC facilities.



**EPC**

An Energy Performance Certificate has been produced for each of the suites and is available upon request.

**LEGAL COSTS**

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

**VAT**

All figures quotes are exclusive of VAT where applicable.

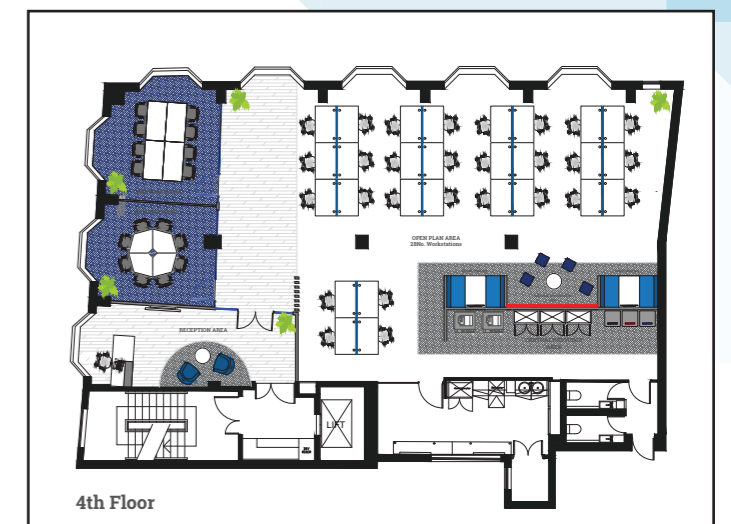
**SERVICE CHARGE**

A service charge will be applicable and will be available upon request

**AVAILABLE ACCOMMODATION**

Office suites have been measured to identify the following approximate internal floor areas.

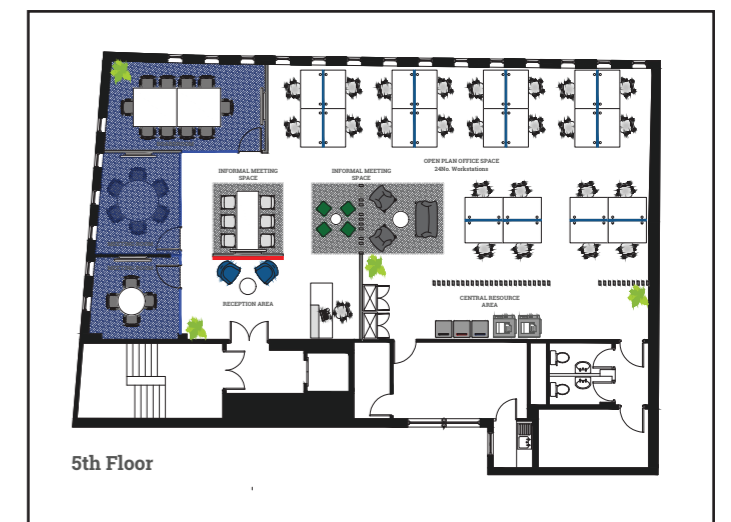
2 <sup>nd</sup> Floor	264.0m <sup>2</sup>	(2842 ft <sup>2</sup> )
4 <sup>th</sup> Floor	264.0m <sup>2</sup>	(2842 ft <sup>2</sup> )
5 <sup>th</sup> Floor	222.7m <sup>2</sup>	(2398 ft <sup>2</sup> )
6 <sup>th</sup> Floor	<b>Now Let</b>	<b>Now Let</b>
<b>Total</b>	<b>751.0m<sup>2</sup></b>	<b>(8,082 ft<sup>2</sup>)</b>



**RATEABLE VALUES**

The valuation office website identifies the following rateable assessments, however it is recommended that all interested parties undertake their own enquires.

Floor	Rateable Value	Estimated Rates Payable
2 <sup>nd</sup> Floor	£27,500	£13,750
4 <sup>th</sup> Floor	£26,500	£13,250
5 <sup>th</sup> + 6 <sup>th</sup> Floor	£37,750	£18,875



**TERMS**

The suites are available on a new full repairing and insuring lease for a term to be agreed.

\* Indicative floor plans

**ESSENTIAL AMENITIES, FLEXIBLE SPACE**





#### Local Amenities

- 1 St James' Football Ground
- 2 Intu Eldon Square Shopping Centre
- 3 Cathedral Church of St. Nicholas
- 4 Centre of Life
- 5 Theatre Royal
- 6 Leazes Park
- 7 Laing Art Gallery

#### Bars, Cafes & Restaurants

- 1 The Botanist / Banyan
- 2 Pitcher & Piano
- 3 Las Iguanas
- 4 Carluccios
- 5 Akbars
- 6 Blakes
- 7 China Town
- 8 Cafe 21

#### Hotels

- 1 Malmaison
- 2 Grey Street Hotel
- 3 The Vermont Hotel
- 4 The Maldron
- 5 Hotel Indigo
- 6 Hampton by Hilton
- 7 Crowne Plaza



Newcastle Central Station



Metro Stations



Haymarket Metro & Bus Interchange

## FOR VIEWINGS AND FURTHER INFORMATION

please contact either of the joint sole letting agents:

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