

Office To Let



The Bruce Building, 115 Percy Street,
Newcastle upon Tyne, Tyne and Wear,
NE1 7RY



617 - 1,875 sq. ft. - City Centre Office Suite

- High Specification
- Ornate Original Features
- Option for Fully Furnished Office
- Kitchen Facility
- Meeting Rooms
- Excellent public transport link

SITUATION

Bruce Building is located on Percy Street which runs south from Haymarket to Newgate Street and is one of the major transport routes through the city centre. The property is situated in a convenient location less than a 1-minute walk from Haymarket Bus and Metro Station and within 0.7 miles of Newcastle Central Station which offers nationwide rail links.

The property itself is in a prominent position in Newcastle City Centre, neighbouring Newcastle University, Northumberland Street and Eldon Square shopping centre.

While the property is not located in the traditional office core, it is easily accessible and benefits from fantastic local amenities.

DESCRIPTION

Bruce Building comprises a Grade II listed, National Heritage building with exceptional character features. The property was initially designed by Joseph Oswald and was built as the headquarters of Newcastle Breweries in 1901.

Having undergone change of use and refurbishment, the property has retained many of the original features including the stain-glass windows, decorative tiles and ornate coving.

The ground floor office accommodation has been finished to a Grade B specification and features:

- Timber Tile Flooring
- Gas Radiators
- Perimeter Trunking
- LG7 Lighting
- Kitchen Facility
- Meeting Room
- Shower Facility

For further details please contact:



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ACCOMMODATION

Net internal areas:

Floor	Sq M	Sq Ft
Ground	174.19	1,875
First Floor, Suite 1	57.32	617

RENT

£14.00 per square foot, per annum exclusive of VAT.

SERVICE CHARGE

A service charge is payable to cover costs of the maintenance of the common areas and the external of property. The service charge for the current year totals circa £8.00 per sq. ft.

BUSINESS RATES

The rateable value of this unit is £13,500 and therefore may be eligible for small business rates relief. Tenants are to enquire directly with the VOA about their eligibility.

EPC

The property has an EPC rating of B (48).

LEGAL COSTS

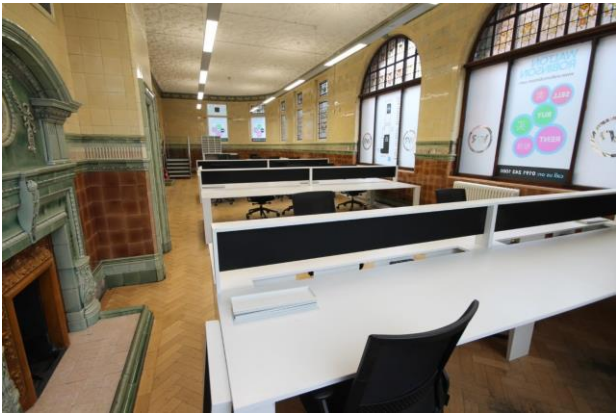
Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Value Added Tax (VAT) is payable on all quoted costs.

VIEWING

Please contact the agents to arrange a viewing, or for further information regarding the property.





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LANDMARK INFORMATION

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