

# Office space to let

Shakespeare House  
18 Shakespeare Street  
Newcastle Upon Tyne  
NE1 6AQ



## Shakespeare House 18 Shakespeare Street Newcastle Upon Tyne NE1 6AQ

- 2 Suites available immediately and one further suite undergoing refurbishment
- Newly refurbished
- Excellent city centre location

### Get more information

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#### **Avison Young**

Fourth Floor  
Central Square  
Forth Street  
Newcastle Upon Tyne  
NE1 3PJ

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## Property Highlights

Shakespeare House has been comprehensively refurbished and modernised to provide high quality City centre office accommodation on three upper floors. The offices benefit from being fully carpeted, security entry system with CCTV, 8-person passenger lift, central heating via perimeter radiators, common kitchen and WC facilities, shower facilities, cycle storage, double glazing, and DDA compliant.

## Location

Shakespeare House is situated opposite the Theatre Royal in the heart of Newcastle's traditional prime office core, close to Grey Street and the newly developed Bank House on Pilgrim Street. It benefits from ease of access to the Metro at Monument and is a two-minute drive from the Central Motorway, A167(M).

Newcastle's prime retail areas of Northumberland Street and Eldon Square Shopping Centre are only a few minutes' walk and Central Station can be reached within a 10-minute walk. There is on street parking and a number of multi-storey car parks nearby.

Other occupiers of Shakespeare House include: Christie & Co (Business Transfer Agents), CK21 (Structural/Civil Engineers), Todd Milburn Partnership (Quantity Surveyors), and Kelburn Recruitment Limited.

## Available Accommodation

Area (NIA)	Sq ft	Sq m
Second Floor Suite 2	1,252	116.3
Second Floor Suite 3	1,177	109.3
Third Floor Suite 1	778	72.3
<b>Total</b>	<b>3,206</b>	<b>297.9</b>

## Rent

Quoting rent is £13.50 per sq ft.

## Key Highlights



3 Newly refurbished suites available



Common kitchen and WC facilities



8-Person passenger lift



Shower facilities



Excellent central location



Easy access to city centre metro and bus services



Security entry system with CCTV



Bike storage

## EPC

The property has an EPC rating C75

## Rent Review

Rent to be reviewed in an upward only direction to market rent at the end of the 3rd year of the term, and on the penultimate day of the term.

## Service Charge

The service charge will be capped for the first 3 years of the term at the rate of £8.50 per sq ft plus VAT per annum for the first year, with RPI linked increases for the second and third years of the term.

## Rates

Rateable Values as of 1<sup>st</sup> April 2023 listed below:

2<sup>nd</sup> Floor Suite 2: £13,000

2<sup>nd</sup> Floor Suite 3: £10,250

3<sup>rd</sup> Floor Suite 1: £8,800

## Tenure

Each office suite is available on an effectively full repairing and insuring standard form of lease for the building for a term of 6 years, inside the protection of Part II of The Landlord & Tenant Act 1954.

## Tenant Break Clause

If required, the tenant will have the option to break the lease at the end of the third year of the term upon at least six months' notice.

## VAT

VAT if applicable will be charged at the standard rate.

## Legal Costs

Each party is to be responsible for their own legal costs.

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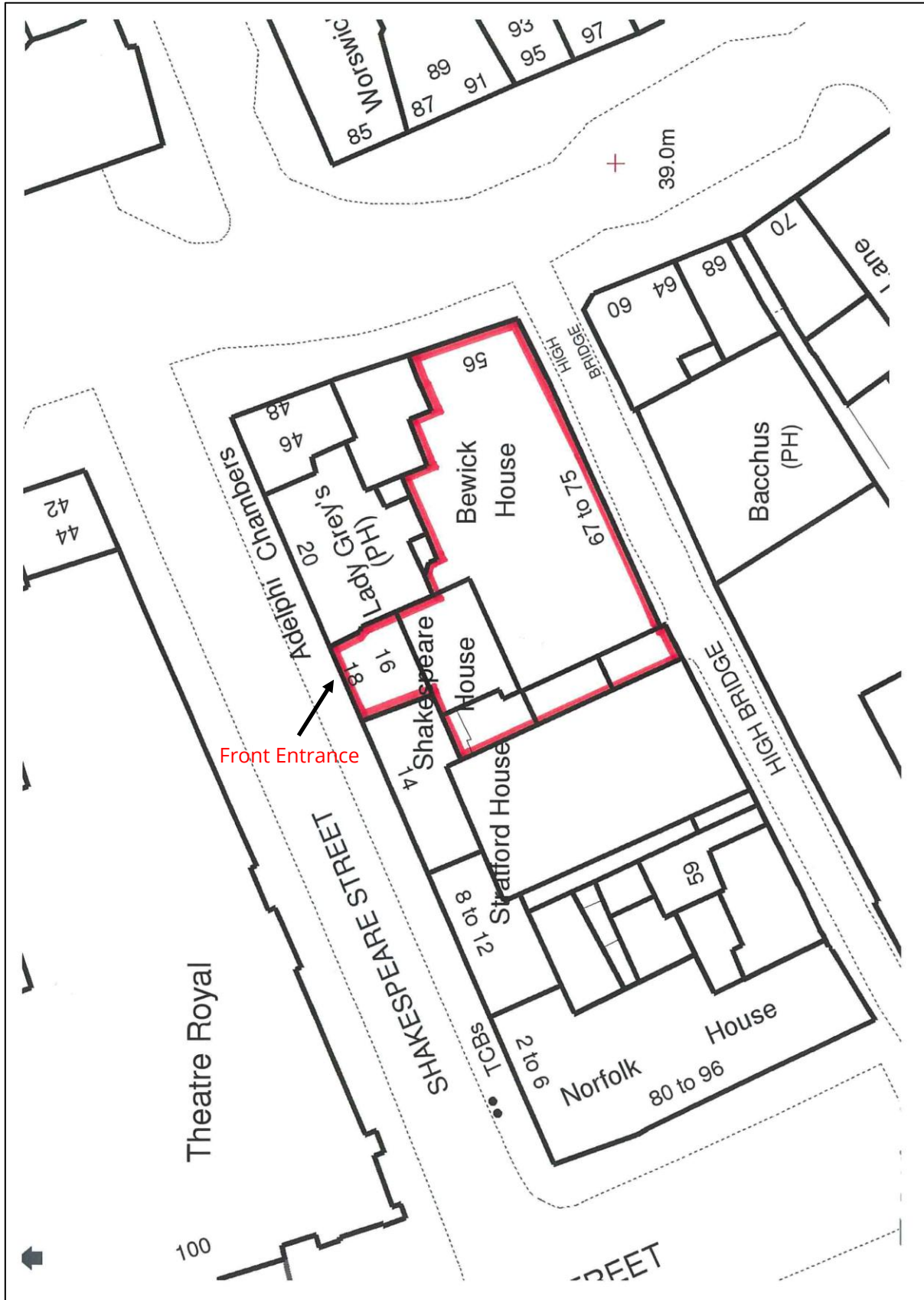


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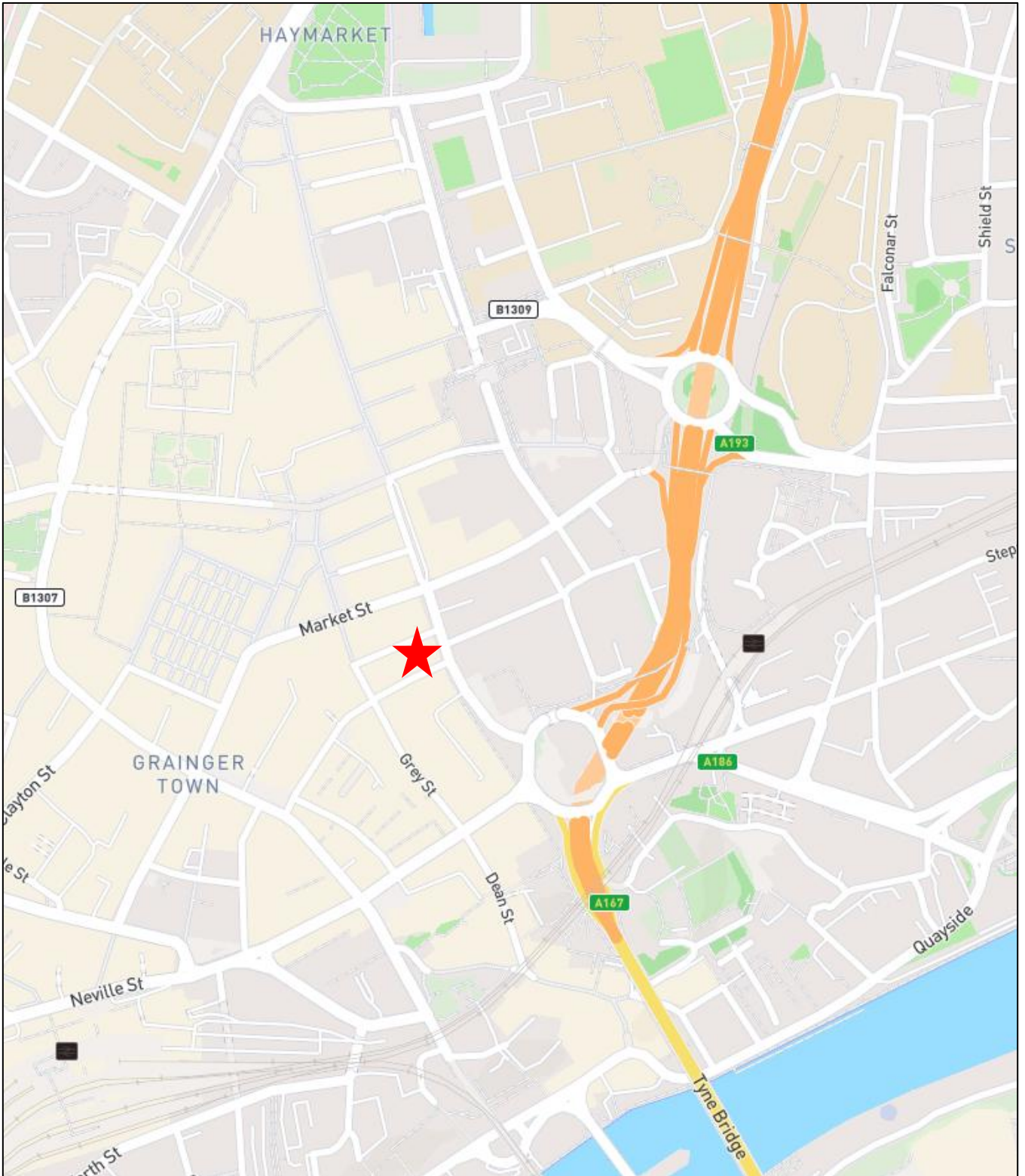
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# Get more information

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