



## **TO LET**

# **PRIME QUAYSIDE OFFICE / LEISURE OPPORTUNITY**



## **23 QUAYSIDE NEWCASTLE UPON TYNE NE1 3DE**

- Prime location overlooking the River Tyne and The Sage.
- Ground floor (2,494 sq ft) and basement (1,435 sq ft).
- Potential for change of use to bar/restaurant.

## **LOCATION**

Situated overlooking the River Tyne and forming part of Newcastle's Quayside.

Immediately surrounding occupiers include The Law Courts, Trinity Chambers, Premier Inn and The Slug and Lettuce Public House. Further east are the Trinity Gardens and East Quayside office schemes which have major occupiers including Dickinson Dees, Deloitte, Ward Hadaway and KPMG.

## **DESCRIPTION**

Eldon Chambers is an imposing four storey building having a classical natural stone façade.

The available accommodation comprises the ground floor and basement areas which are to be made self-contained. The upper levels which are to remain in office use will be separately accessed from the rear.

Indicative layout plans are attached.

## **ACCOMMODATION**

In its current form, the ground floor extends to a net internal area of 231.75 m<sup>2</sup> (2,494 sq ft). If the central corridor is brought in to use as illustrated in the attached layout drawings the trading area will increase.

The basement area will provide ancillary facilities extending to approximately 133.31 m<sup>2</sup> (1,435 sq ft) gross.

## **PLANNING**

The property currently has consent for office use within Class B1 of the Use Classes Order 1987.

Planning consent has previously been granted for change of use to restaurant (Class A3) now expired.

## **LEASE TERMS**

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed. The asking rent is £50,000 per annum exclusive of rates and normal periodic outgoings.

## **LEGAL COSTS**

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

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

## VIEWING

Strictly by appointment with the sole agents.

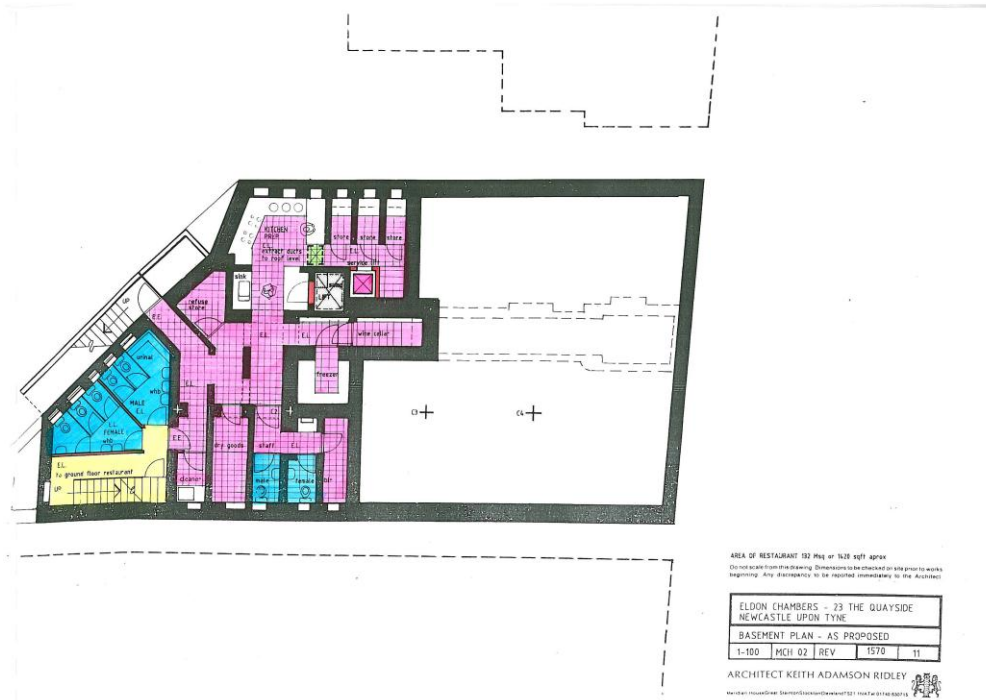
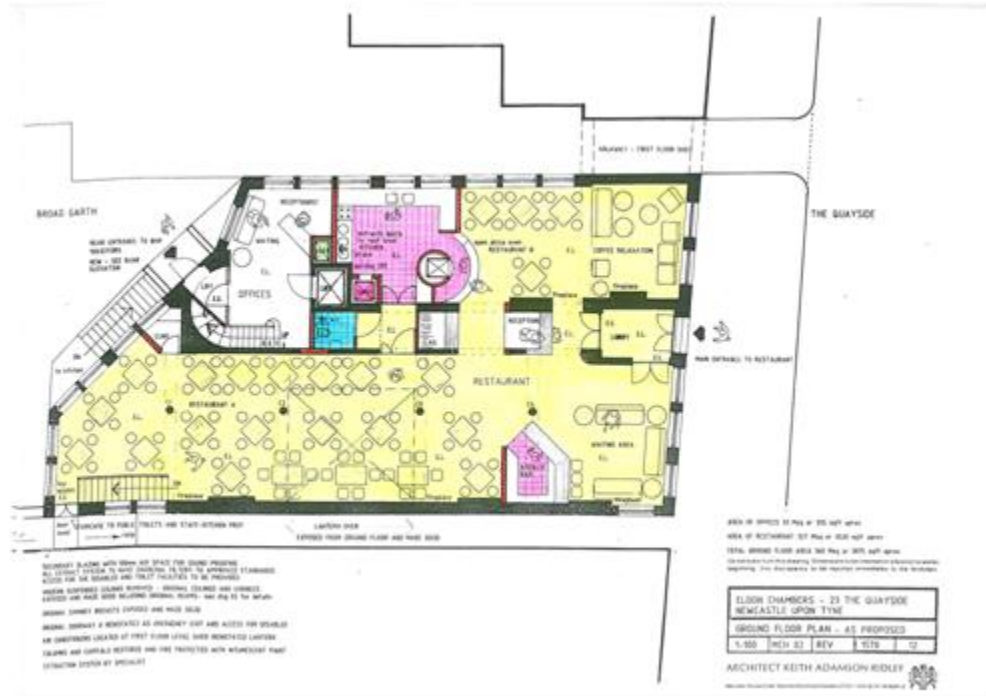
For further information please contact:

Martyn Collins  
Gavin Black & Partners  
184 Portland Road  
Jesmond  
Newcastle upon Tyne  
NE2 1DJ

Tel: 0191 230 2777  
Fax: 0191 232 7374  
Mobile: 07831517998  
Email: [martyn.collins@gavinblack.co.uk](mailto:martyn.collins@gavinblack.co.uk)

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Disclaimer:

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