



SUITE 1, THIRD FLOOR, SHAKESPEARE HOUSE, 18 SHAKESPEARE STREET, NEWCASTLE UPON TYNE, NE1 6AQ

- **Superb Central location**
- **Rent only £11.50 per sq ft per annum exclusive**
- **Flexible lease terms with Tenant Break Options**
- **Incentives**
- **Newly Refurbished Suite**

TO LET

LOCATION

Shakespeare House is situated opposite the Theatre Royal in the heart of Newcastle's traditional prime office core, close to Grey Street and 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 Intu Eldon Square Shopping Centre are only a few minutes' walk and Central Station can be reached within a 10 minute walk. There are a number of surface and multi-storey car parks close to the property.

SHAKESPEARE HOUSE

Shakespeare House has been comprehensively refurbished and modernised to provide high quality city centre office accommodation on three upper floors. The offices benefit from the following specification:

- Fully carpeted throughout
- Security entry system and CCTV
- Eight person passenger lift
- Three compartmental floor trunking
- Gas fired central heating via perimeter radiators
- Kitchen and w.c. facilities are located within the common areas of the building on each floor
- Shower facilities
- Onsite cycle storage
- Double glazing throughout
- Good natural daylighting
- DDA compliant

Other occupiers of Shakespeare House include: CBI, Christie & Co (Business Transfer Agents), Protocol Education Limited (Education Recruitment Agents), CK21 (Structural/Civil Engineers), Charles Taylor Adjusting Admin Services and Joe Fraser Chartered Surveyors.

ACCOMMODATION

This suite is situated on the third floor of the building, with views to the west and to the north on to Shakespeare Street. The entrance to the suite is off the lift landing area.

The suite is entirely open plan and extends to a floor area of 72.28 sq m (778 sq ft). Work to refurbish the suite, to include recarpeting, redecoration and the installation of LED panel lighting has just been completed.

LEASE TERMS

The accommodation 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.

RENT

£8,950 plus VAT per annum, based upon a rate of £11.50 plus VAT per sq ft per annum for the first three years of the term.



Office interior



Office interior

RENT REVIEW

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

SERVICE CHARGE

A service charge will be payable to enable the landlord to recover from the tenant a fair proportion of the costs of maintaining and managing the building and common areas.

The service charge will be capped for the first 3 years of the term at the rate of £6.50 per sq ft (£5,057) plus VAT per annum.

TENANT'S BREAK CLAUSE

The tenant will be able to break at the end of the second year of the term and annually thereafter upon at least six months' notice.

RENT FREE INCENTIVE

The first month of the term will be rent free. A further one month rent free will be offered if the tenant doesn't break the lease. This will only apply if a further full year is assured.



Office interior

RATEABLE VALUE

We understand that the suite has a rateable value of £9,100.

Interested parties should confirm the rates liability with the business rates department of Newcastle City Council.

LEGAL COSTS

Each party to bear their own legal costs in connection with the preparation and execution of the lease.

VIEWING

Strictly by appointment through Joint Agents YoungsRPS or Knight Frank.

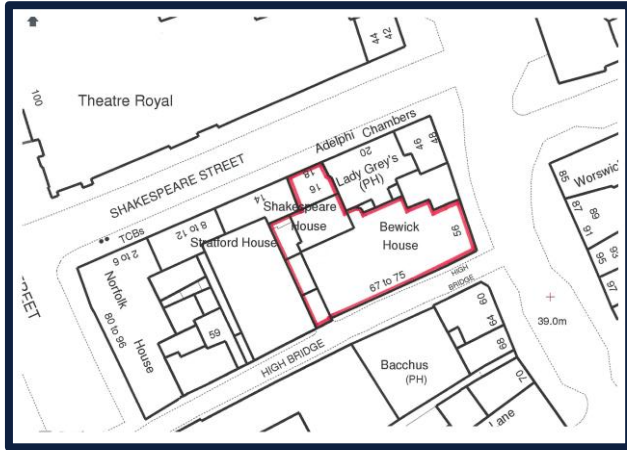
LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barrass Bridge, Newcastle upon Tyne (Tel: 0191 2328520)

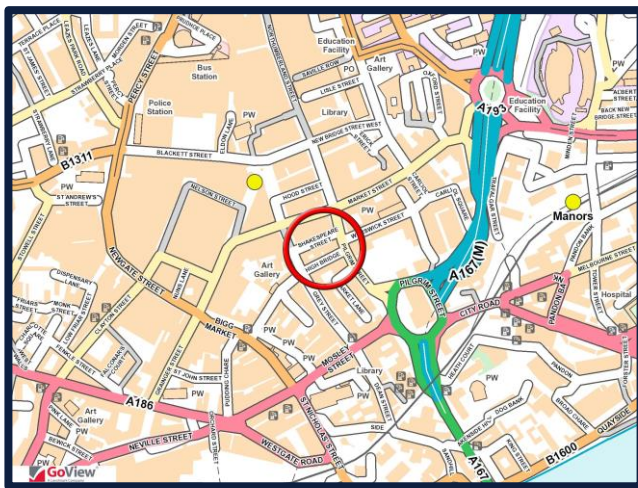
All figures quoted above are exclusive of VAT where chargeable. Shakespeare House is registered for VAT purposes.



Shakespeare Street



Detail plan



Street map

ENERGY PERFORMANCE CERTIFICATE

The suite has an EPC rating of D-90. A copy of the EPC certificate and recommendation report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk

N.B. A useful store room extending to 3.41 sq m (37 sq ft) on the second floor, is currently available and offered to office tenants in the building. Full details of the licence fee on application.

Particulars amended April 2021

YoungsRPS is registered in England no: 08979919. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

YoungsRPS (and their joint agents, if appropriate) for themselves and for the Vendor/Lessor of this property for whom they act give notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither YoungsRPS (nor their joint agents, if appropriate) nor the Vendor/Lessor on whose behalf these particulars are provided, accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy.
2. All Floor areas and measurements are approximate.
3. These particulars do not form part of any offer or contract. They contain in some instances, statements of opinion, or we have relied upon information provided by others. The information should be verified by you on inspection or your solicitor.
4. Neither YoungsRPS (nor their joint agents, if appropriate), nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.

Northallerton 01609 773 004 | Darlington 01325 488325 | Sedgefield 01740 617 377 | Newcastle 0191 261 0300
Hexham 01434 608 980 | Alnwick 01665 606800 | Dumfries 01387 402 277

www.youngsrps.com