



THE PEARL, SECOND FLOOR ATRIUM, 7 NEW BRIDGE STREET WEST, NEWCASTLE UPON TYNE, NE1 8AQ

- **Short term leases available**
- **Superb central location**
- **Manned reception**
- **Rent only £25.00 per sq ft**
- **From 504 sq ft - 2036 sq ft**

Offices To Let

LOCATION

The Pearl is located within a central position of Newcastle upon Tyne's City Centre, situated on the prominent corner of New Bridge Street West, adjacent to the forthcoming Pilgrim Quarter and Newcastle's renowned Northumberland Street. The location benefits from an excellent range of amenities to include copious shops and restaurants as well as excellent transport links including local bus services, Metro stations and a short drive onto the A167(M) central motorway.

Surrounding retailers to the property are Bretling, TK Maxx, Rox Jewellery, Northern Goldsmiths and Hotel Chocolat.

Tel: 0191 2610300

www.youngsrps.com

youngsRPS 
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

DESCRIPTION

The Pearl is an eight-storey office building accessed via a modern reception area which is manned during business hours. The premises comprise of a completely refurbished and modernised space to provide high quality office suites.

The Second-floor atrium offices all benefit from being fully carpeted throughout, internal lighting, suspended ceilings and glass frontage. Each office has access to a shared kitchen, WC facilities, shared bookable board room and a break out area.

ACCOMMODATION

Please see the schedule for available accommodation.

TENURE

The property is available to let for a term of years to be agreed on an internal repairing and insuring basis.

RENT

Please see the schedule for current rents.

RATEABLE VALUE

Please see the schedule for the current rateable value for each suite.

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

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. Available on request.

A proportion of the building insurance premium is recovered separately from the service charge. Available on request.

VIEWING

Strictly by appointment with the sole agents, youngsRPS

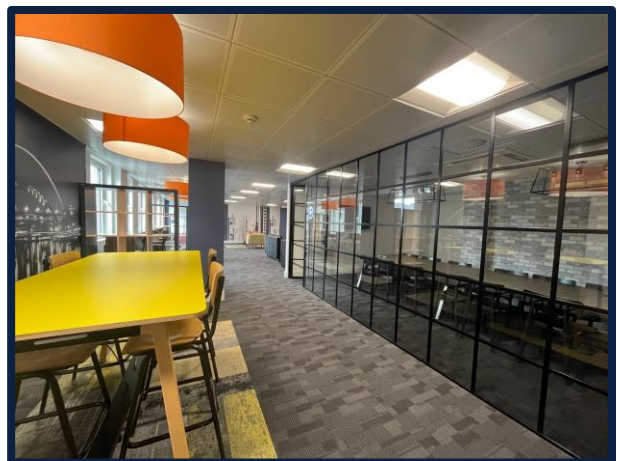
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Example Office Suite



Communal space



Example Office Suite

LEGAL COSTS

Each party is to bear their own legal costs.

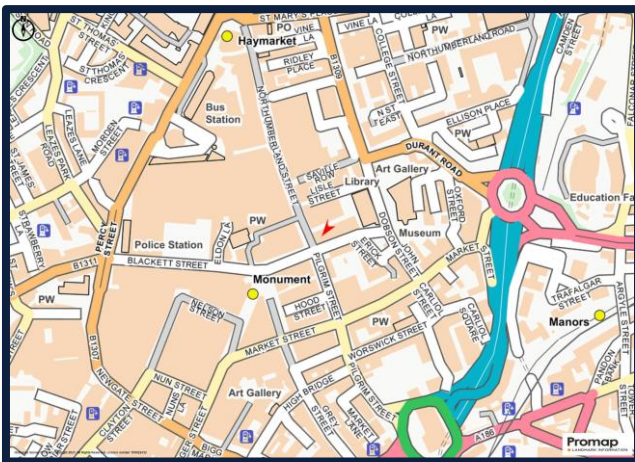
LOCAL AUTHORITY

Newcastle City Council, Civic Centre, Barras Bridge, Newcastle Upon Tyne (Tel: 0191 232 8520).

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

Particulars prepared May 2024



Location plan

The Pearl – Available Accommodation

Suite no:	Size	Rent (per annum)	Rateable Value (1 April 2023)
1	504 sq ft (46.82 sq m)	£12,600	£8,500

Suite no:	Size	Rent (per annum)	Rateable Value (1 April 2023)
2-5	1961 sq ft (182.2 sq m)	£49,025	£28,500

Suite no:	Size	Rent (per annum)	Rateable Value (1 April 2023)
6 and 7	1207 sq ft (112.13 sq m)	£30,175	£17,000

Suite no:	Size	Rent (per annum)	Rateable Value (1 April 2023)
8-11	2036 sq ft (189.15sq m)	£50,900	£28,500

Suite no:	Size	Rent (per annum)	Rateable Value (1 April 2023)
12 and 13	1618 sq ft (150.32sq m)	£40,450	£23,250

Suites are available on an individual or conjoined basis.

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

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