

# HIGH SPEC CITY CENTRE OFFICES AVAILABLE ON FLEXIBLE TERMS EASY IN / EASY OUT

The Pearl, Newcastle upon Tyne,  
NE1 8AQ

- Modern office suites within central Newcastle
- Flexible terms
- Available immediately
- Manned reception
- Parking available
- EPC Rating D88
- Collaborative breakout areas
- City centre location
- Walking distance to Monument, Manors and Haymarket Metro Stations

BradleyHall

Rent on application





## LOCATION

The Pearl is in a prominent corner position on Northumberland Street and New Bridge Street West in Newcastle city centre. The subject property is adjacent to the forthcoming Pilgram Quarter and is surrounded by national retailers, Eldon Square shopping centre and a wealth of the city's bars and restaurants, which are all within walking distance. The central location of the property provides an abundance of amenities and has excellent transport links such as Newcastle bus station, Newcastle Central train station and Monument, Manors and Haymarket metro stations.

## DESCRIPTION

The Pearl provides a range of open plan, modern cellular office suites, arranged over the 2<sup>nd</sup> floor, in central Newcastle. The subject property offers a secure entrance with a manned reception, meeting rooms, contemporary breakout areas and parking, at an additional cost for convenience. Each suite is equipped with glass partitioning, perimeter trunking, carpeted flooring, suspended ceilings with workplace lighting, providing a professional working environment. this making it a prime choice for businesses seeking flexibility and convenience all within a prestigious address.

Furniture can be provided upon request to meet each tenants' specific requirements.

The available office suites boarder a communal collaborative area designed to encourage interaction with other occupiers, meet with clients and enhance communication with colleagues. This collaborative space provides a positive impact on creativity and productivity within the workplace. All tenants have access to an impressive board room, available at no additional cost.

## ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

Suite	Floor	Size	
Office 1	Second Floor	46.82m <sup>2</sup>	504ft <sup>2</sup>
Office 2	Second Floor	111.85m <sup>2</sup>	1,204ft <sup>2</sup>
Office 3	Second Floor	189.1m <sup>2</sup>	2,036ft <sup>2</sup>
Office 4	Second Floor	150.3m <sup>2</sup>	1,618ft <sup>2</sup>



**Cornering  
Northumberland Street**

0.2 miles from Grey Street

0.3 miles from Eldon Square



0.2 miles from Monument Metro Station

Bus stops located outside of the property

0.3 miles from A167



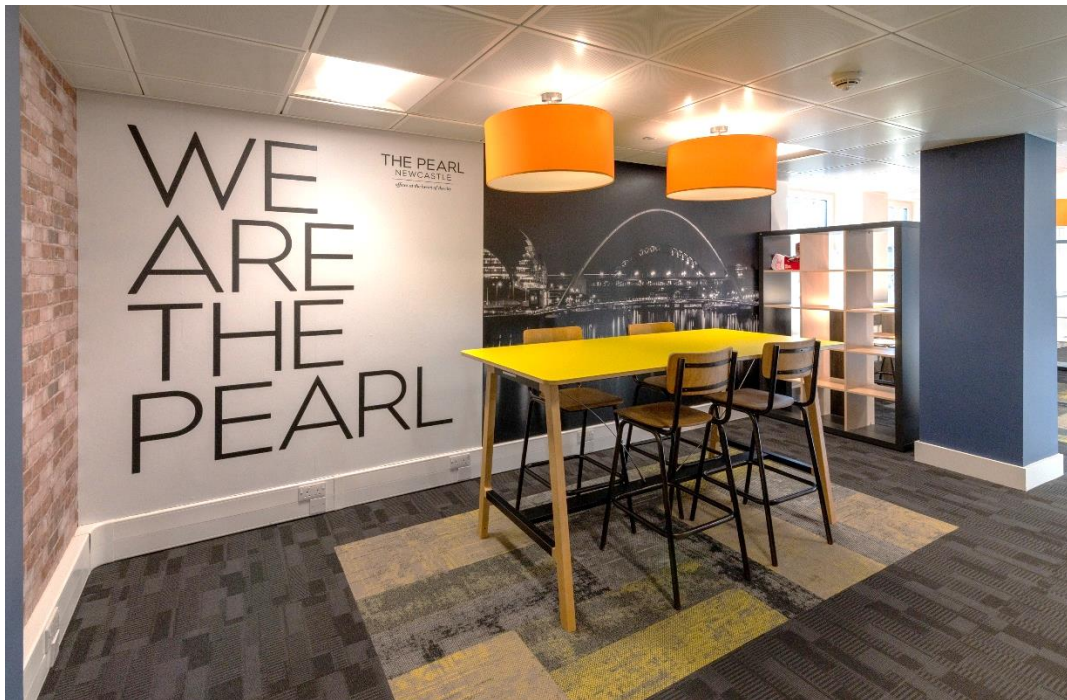
## EPC RATING

D88

## TERMS

The subject office suites provide flexible terms, to be agreed upon.

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### IMPORTANT NOTICE

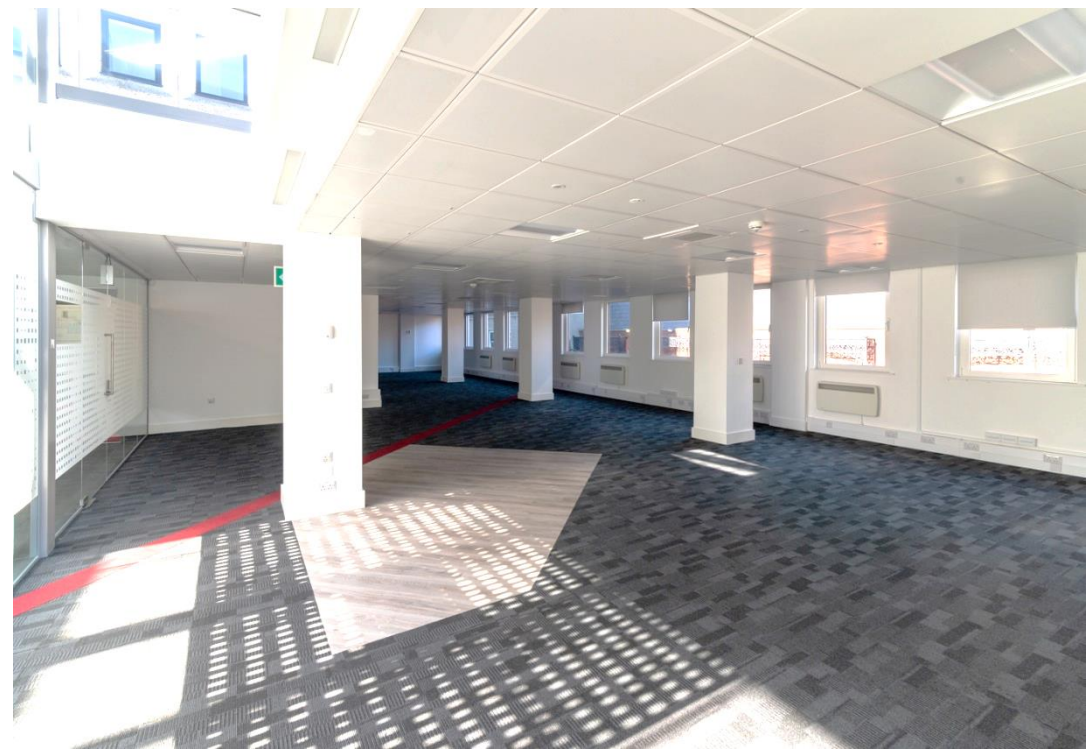
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### AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.





## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

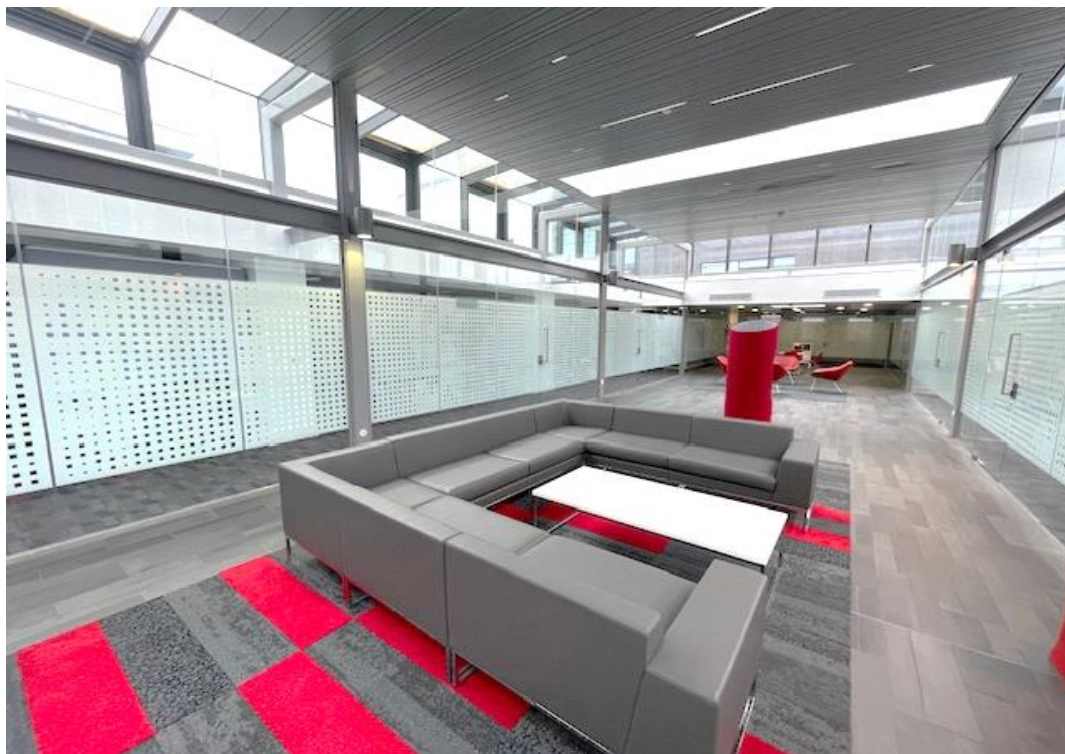
In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

## VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: [newcastle@bradleyhall.co.uk](mailto:newcastle@bradleyhall.co.uk)



# CONTACT US

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