



3 Akenside Hill

Newcastle Upon Tyne, Tyne And Wear, NE1 3UF

 **naylors**

To Let

Flexible Office Space

84 – 1,500 Sq Ft
(7.80 – 139.35 Sq M)

- Excellent Quayside Location
- Flexible Terms
- Shared kitchen area
- Meeting Room Available
- Furnished Options Available

Location

3 Akenside Hill occupies an elevated position overlooking the iconic Newcastle Quayside, enjoying a highly prominent setting at the foot of Dean Street. The Quayside itself hosts a wide range of national and independent amenities, including restaurants, bars, hotels, and retail outlets.

The property is also well connected, situated within easy reach of excellent transport links such as Newcastle Central Station, the Tyne and Wear Metro, and major road networks including the A1(M) and A19.

Description

Akenside House is a Grade II listed building, offering high-quality office accommodation in an impressive period setting. The first-floor suites have been freshly refurbished to a modern standard, blending character features with a professional finish.

Each suite can be offered furnished to suit your business requirements, with flexible terms available, providing an ideal solution for businesses seeking adaptable and stylish workspace in a prime location.

Accommodation and Rent

Suite	Sq Ft	Rent PCM
Office 4	383	£1,000
Office 7	84	£200
Office 8	238	£750

Service Charge

The service charge is included within the quoting rent.

EPC

The property has an EPC rating of D (95).

Legal Costs

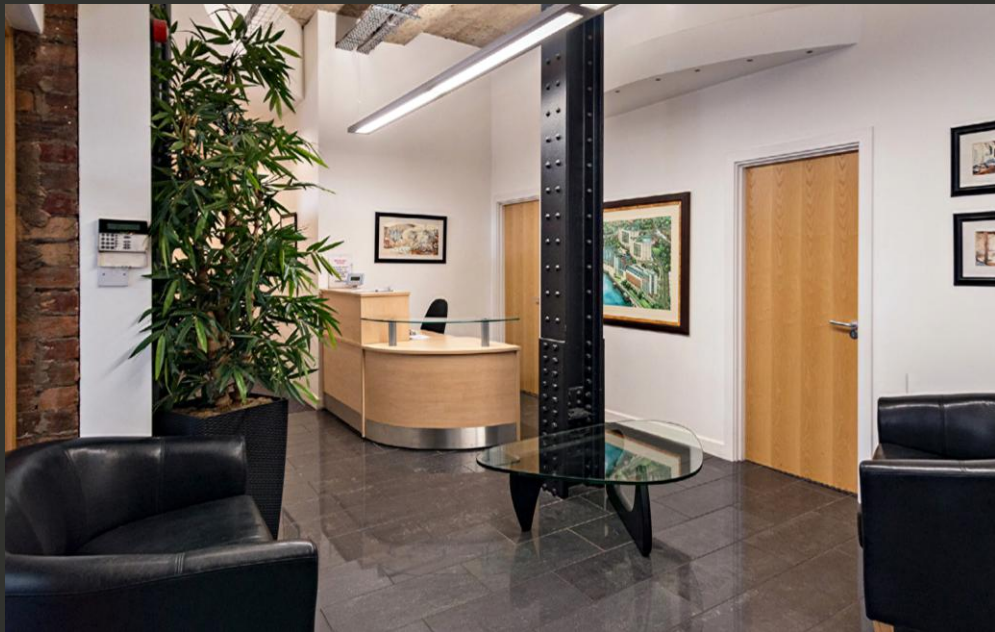
Each party to be responsible for their own legal costs incurred in this transaction.

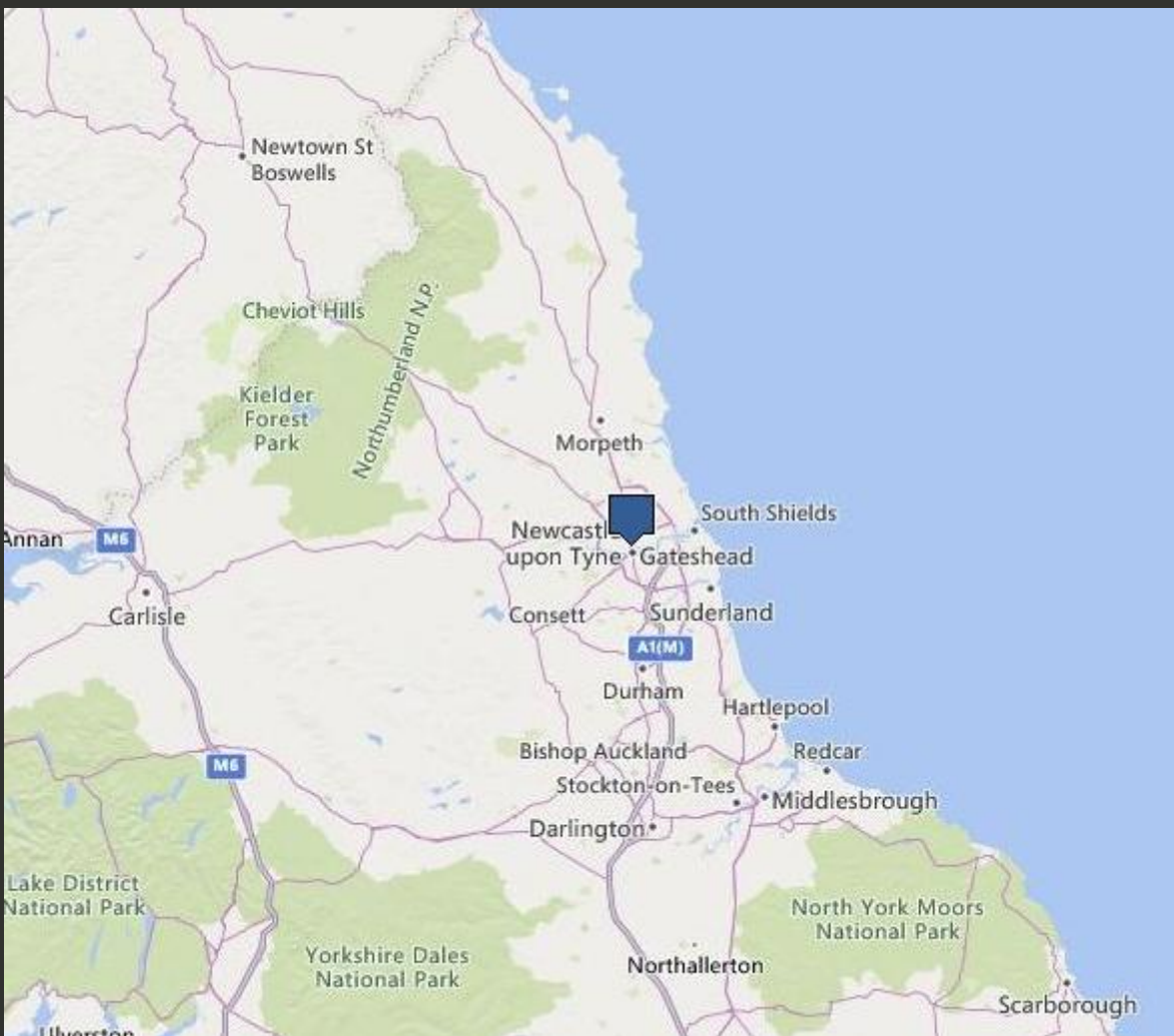
VAT

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





NAYLORS GAVIN BLACK LLP trading as NAYLORS for themselves and for the vendors and lessors of the property give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract. (ii) All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylor's or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person, either principals or employee, at NAYLORS has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

For further information please contact:

Ellie Combe
T: 07544 655 575
E: elliecombe@naylor's.co.uk

Jessica Ross
T: 07702 528 881
E: jessicaross@naylor's.co.uk

naylor's
Real Estate. Real Value.

Naylor's
Second Floor
One Strawberry Lane
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030
naylor's.co.uk