



CITY CENTRE OFFICES TO LET

1ST, 2ND & 3RD FLOORS, 4 ST JAMES STREET NEWCASTLE UPON TYNE, NE1 4NF

- Good quality city centre office space in prominent and popular location, very close to St James' Park
- Seeking Rental Offers of £15 per sq ft
- Available to let immediately
- Flexible accommodation options

Seeking Rental Offers of £15 per sq ft

Viewing strictly by appointment with the sole agent

KEY POINTS

Tenure	To Let
Size	138.89 m ² / 1,495 ft ²
Availability	Immediate Occupation
Rateable Value	1st Floor £6,500 2nd Floor £4,900 3rd Floor £2,600
EPC Rating	Available upon request

KEY CONTACT

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LOCATION

The property is located on St James Street in Newcastle city centre. The property is in close proximity to St James Park, Eldon Square and in amongst a mixture of student accommodation, offices and a mixture of local bars, restaurants and shops.

Public transport links are good with St James Metro Station within easy walking distance of the property.

DESCRIPTION

The property provides a three storey terraced building with two car parking spaces to the front. The ground floor is occupied by Guerilla Communications Marketing Company. There is a shared entrance providing access to the first, second and third floors which provide six office rooms which are available as one or in part. There are two WC facilities.

ACCOMMODATION

The property includes the following gross internal areas:

Name	M ²	Ft ²
1st Floor	49.61	534
2nd Floor	51.28	552
3rd Floor	38.00	409
Total	138.89	1,495

TERMS

Terms will be dependent on lease length and flexibility.

RATING ASSESSMENT

The rating assessment currently appearing on the Valuation List is as follows:

Rateable Value	£
1st Floor	6,500
2nd Floor	4,900
3rd Floor	2,600

The Small Business Rate for the year 2024/2025 is 49.9 pence in the pound.

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..

LEGAL COSTS

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

ENERGY PERFORMANCE

An Energy Performance Certificate has been commissioned and will be available shortly.

VAT

All figures are exclusive of VAT where chargeable.

