



**3 Old Eldon Square, Newcastle upon Tyne, NE1 7JG**  
**£7,500 Per Annum**

# 3 Old Eldon Square, Newcastle upon Tyne, NE1 7JG

- **TO LET**
- **Second & Third Floor office suite**
- **NIA 92.03sqm (990sqft)**
- **By Way of a Lease assignment**
- **City Centre Location**
- **Rent £7,500pa**

## MATERIAL INFORMATION

### LOCATION

The premises are located on Old Eldon Square which forms part of the main retail centre serving the city. Old Eldon Square provides pedestrian access from Blackett Street to the Eldon Square shopping complex. Nearby occupiers include Greggs, Starbucks and Wagamama.

The premises benefits from excellent transport links with a number of bus stops situated on nearby Blackett Street and the Monument Metro Station which is within close proximity.

### DESCRIPTION

The premises comprises office accommodation provided over second and third floors. Shared toilet and kitchen facilities are also provided.

### ACCOMODATION

The property provides cellular second and third floor office accommodation. The NIA extends to 92sqm (990sqft).

### LEASE TERMS

The premises are subject to a 5 year term expiring 24th March 2026. The passing rent is £7,500 per annum.

### SERVICE CHARGE

The premises are subject to a service charge relating to heating of the premises and cleaning, maintaining and repairing of common parts.

Full details provided upon request.

### BUSINESS RATES

Rateable Value £8,300

Small business rates relief maybe applicable in which case no business rates would be payable by qualifying tenants.

### VIEWING

Strictly by appointment by R A Jackson & Son LLP - Please contact us on 0191 257 1253 or [sales@rajackson.co.uk](mailto:sales@rajackson.co.uk)

## Our Services

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