



Unique Office Accommodation 3 Miles North of Newcastle City Centre

741 – 7,828 sq m (7,979 sq ft to 84,260 sq ft)

Property Highlights

- The property offers accommodation in its entirety or on a floor-by-floor basis
- Further opportunities to secure additional space on site
- Open plan accommodation
- Fully furnished option available
- Bookable meeting rooms
- Extensive car parking
- Manned reception
- On site security

For more information, please contact:

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Location

Located just three miles north of Newcastle City Centre, Christopher Sharp & Bamburgh is located within the campus of Virgin Money in the heart of Gosforth.

The buildings are easily accessible from main arterial roads including the A1(North/South) and Newcastle City Centre via the Great North Road.

Gosforth offers a number of transport connections, making it one of the most accessible areas within the conurbation of Newcastle Upon Tyne. Regent Centre, the central transport exchange within Gosforth is within a 5-minute walk from the properties and provides Bus and Metro transport to Northumberland, Newcastle City Centre, Gateshead and Sunderland.

Description

Christopher Sharp and Bamburgh comprise of two of the six buildings at the Gosforth Campus, offering open plan office accommodation over a total of 6 floors. The properties can accommodate requirements ranging from 7,976 sq ft up to 84,260 sq ft and is available either on a floor-by-floor basis or in its entirety.

Other tenants at the campus include Virgin Money and East Coast Trains and tenants collectively benefit from on site security, manned reception and bookable meeting rooms. The property can also be offered to include furniture, please contact us for further information.

As well as being easily accessible from several modes of public transport, the property also benefits from a generous car parking allocation.

The property provides the following specification:

- Open plan office accommodation
- Manned reception
- On site security
- Bookable meetings rooms
- On site car parking

Legal Costs

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

VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless stated otherwise.

Accommodation

Christopher Sharp & Bamburgh provides the following approximate Net Internal Areas (NIA).

	Bamburgh (sq ft)	Christopher Sharp (sq ft)
Ground Floor	-	10,172
1 st Floor	7,976	8,255
2 nd Floor	9,449	9,449
3 rd Floor	9,449	9,449
4 th Floor	9,449	9,449
5 th Floor	521	642
Total	36,844	47,416

There is additional space on site which could be made available if required.

Terms

The property is available by way of a new FRI lease direct from the landlord, please contact us for further information.

Rent

The premises are available at a rent of £13.50 per sq ft.

EPC Rating

The premises are afforded an EPC rating of D-92

Service Charge

There is a Service Charge payable for the building. Please contact us for further information regarding the specifics of the service charge budget.

Business Rates

The ingoing tenant will be responsible for the payment of Business Rates. We advise all interested parties make their own enquiries with the local Rating Authority.

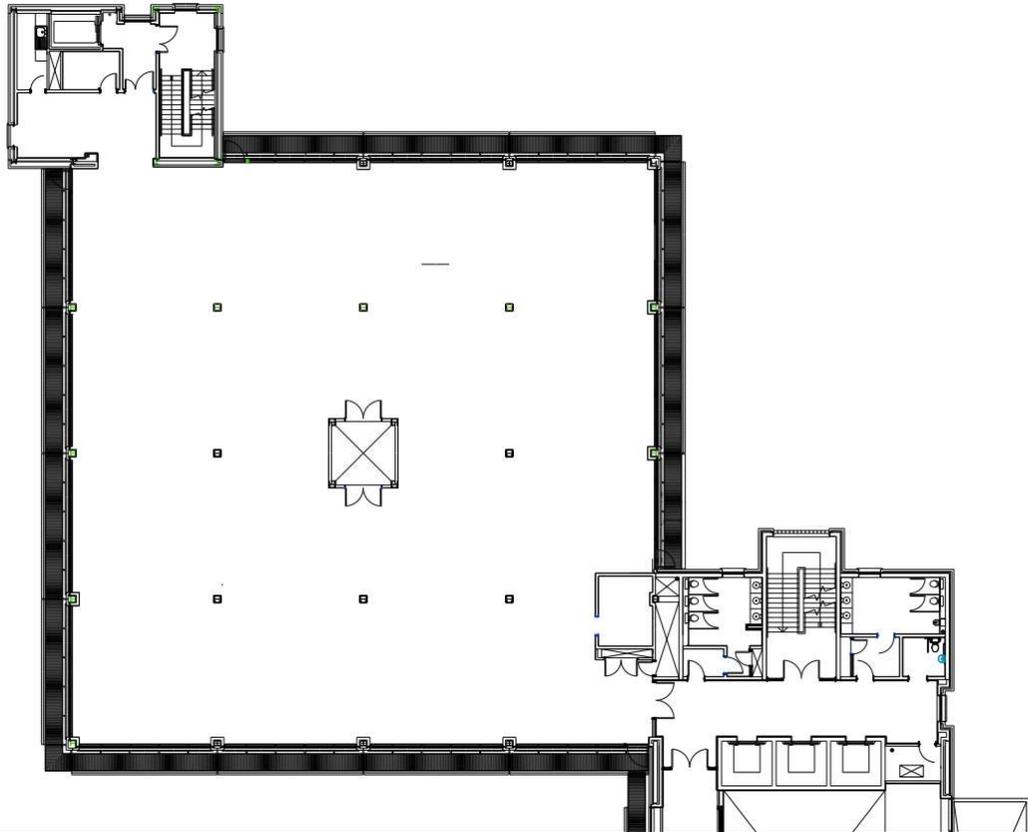
SUBJECT TO CONTRACT



**CUSHMAN &
WAKEFIELD**

Christopher Sharp & Bamburgh - Gosforth

Newcastle Upon Tyne, NE3 4PL



Typical floor plate at Christopher Sharp & Bamburgh

September 2022

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