



THE BRUCE BUILDING | PERCY STREET | NEWCASTLE CITY CENTRE | NE1 7RY



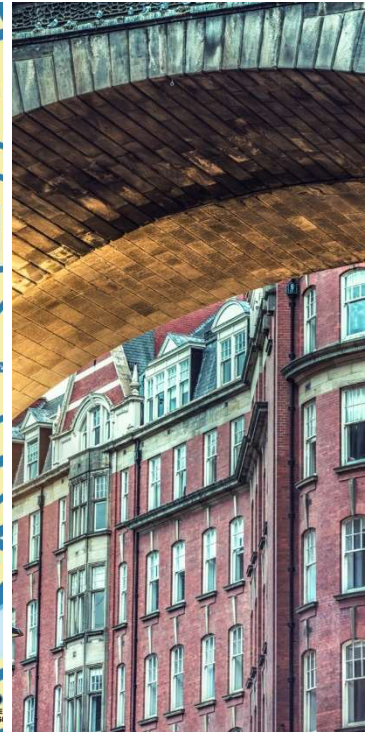
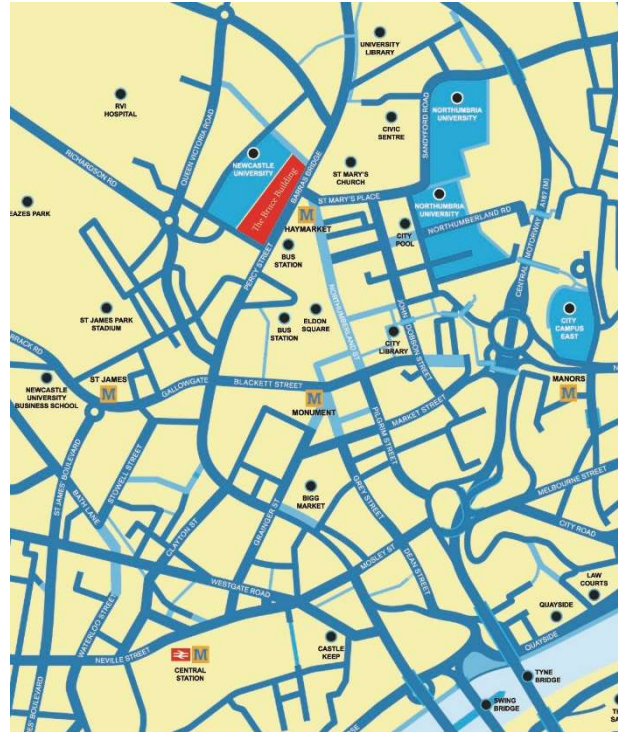
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Location

The Bruce Building is situated on Percy Street, opposite Haymarket Metro and Bus Station and on the edge of Newcastle University City Campus. The office is on the first floor of this stunning Grade II listed building, which was originally constructed as the headquarters of Newcastle Breweries in the early 1900's.

The Bruce building is exceptionally close to both University Campuses, the RVI Hospital and the main commercial areas of the city centre. Northumberland High Street is less than 100 metres from The Bruce Building. Across the road is a large Marks & Spencer store and access to the Eldon Square shopping mall. Central Station, the city's major train station is only a 0.7m walk or a three-minute metro journey.



Accommodation

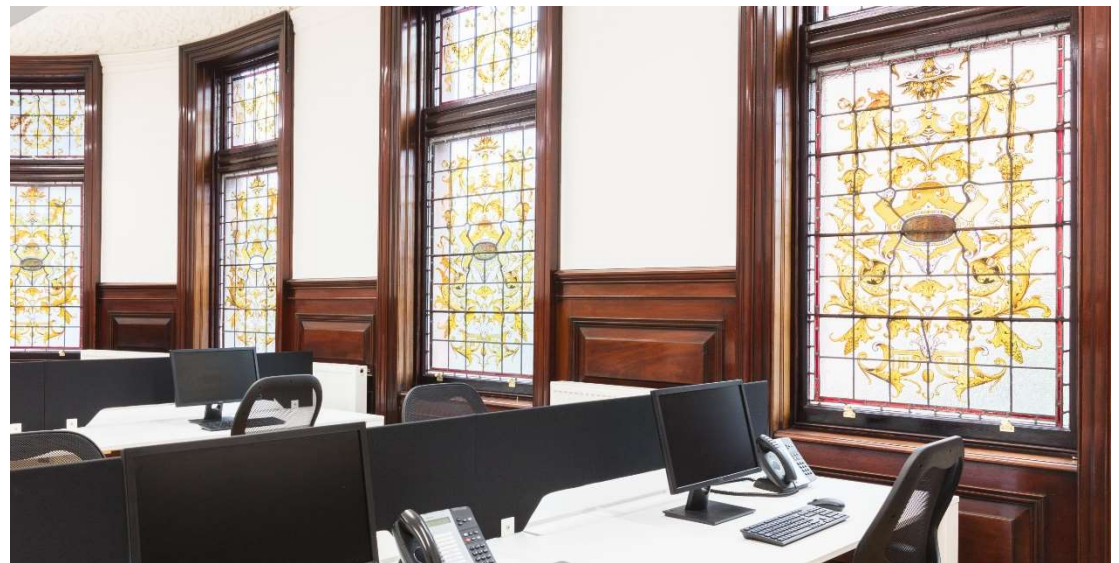
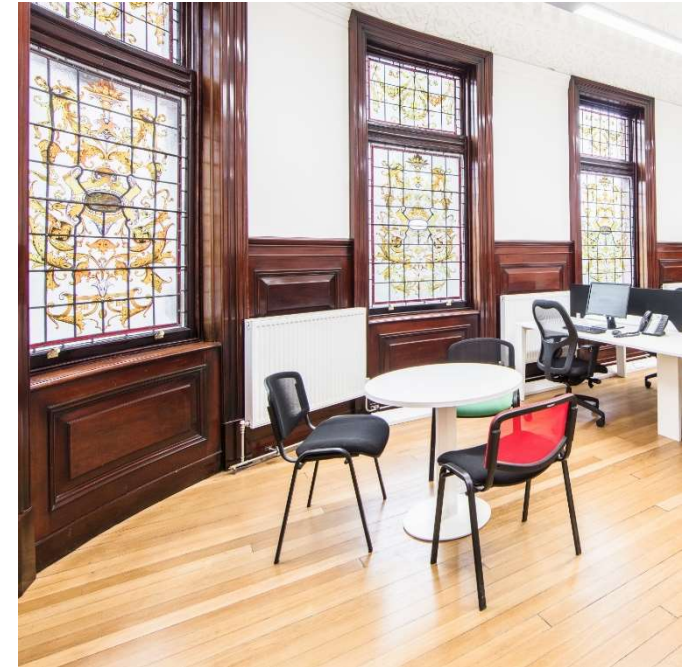
- Suite 1: 57.39 Sq M / 617.74 Sq Ft

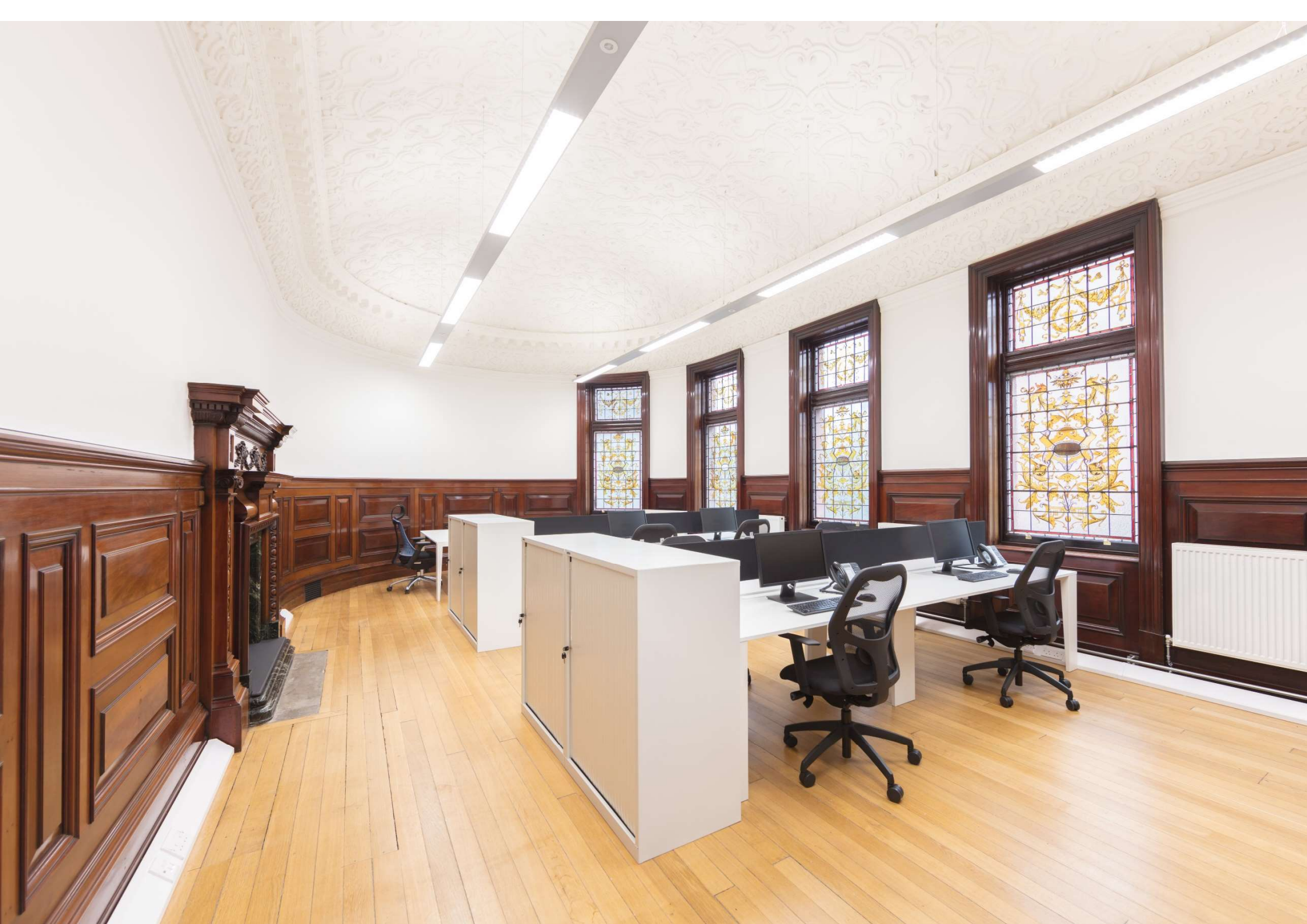
Rent

- Available immediately
- £20.00 per sq ft (unfurnished)
- Inclusive of service charge, utilities & building insurance.
- Twice weekly cleaners included in the rent
- Available fully furnished by separate negotiation
- Parking available by separate negotiation

Specification

- Open plan office accommodation
- Up to 15 desk occupancy
- Use of communal meeting room included
- PIR motion sensor lights
- On-site facilities management
- Communal kitchen & WC facilities
- Secure key fob, intercom & electronic door entry system







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Destination	Metro Journey Time
Central Station	3 Minutes
Newcastle Airport	24 Minutes
The Coast	29 Minutes

**johnson
tucker**
chartered surveyors & property consultants

Daniel Capobasso

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IMPORTANT: we would like to inform prospective occupiers that these particulars have been prepared as a general guide only. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision, please contact us before viewing the property. All prices and rents are quoted exclusive of VAT.