

The Old POST OFFICE

Self-Contained
Office Accommodation
7,181 sq ft (667.11 sq m)

St. Nicholas Street, Newcastle upon Tyne NE1 1RH



First class.



First class.

The Old Post Office was built between 1873 and 1876 and became a Grade II listed building in 1971.

It was converted between 1998 and 2001 to offices, an art gallery, and 12 flats that extend through to Westgate Road.

NBS bought the building and completed an award-winning refurbishment in 2015.

This is the amazing office we have today.

First class city centre location



The building is situated on St Nicholas Street directly opposite Newcastle Cathedral, surrounded by Newcastle's office and commercial core.

The property benefits from its proximity to Newcastle Central Station, Metro links and major road links to the A1 and A19, as well as a range of excellent amenities within the city centre.



Northumberland Street *15 minute walk*



Bridge Hotel *1 minute walk*

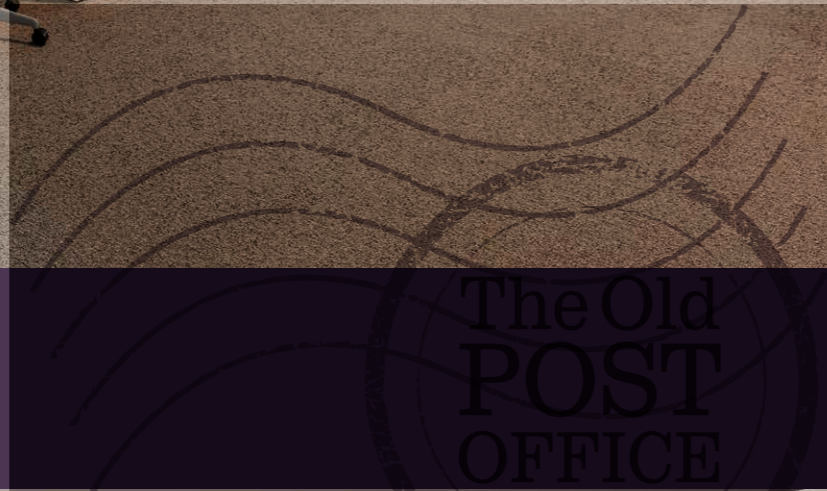


Newcastle Central Station *5 minute walk*



Eldon Square *12 minute walk*





Description

The offices provide unique high quality space with an excellent floor to ceiling height which will appeal to many occupiers. The offices are fully fitted with kitchen, meeting room and break out facilities.

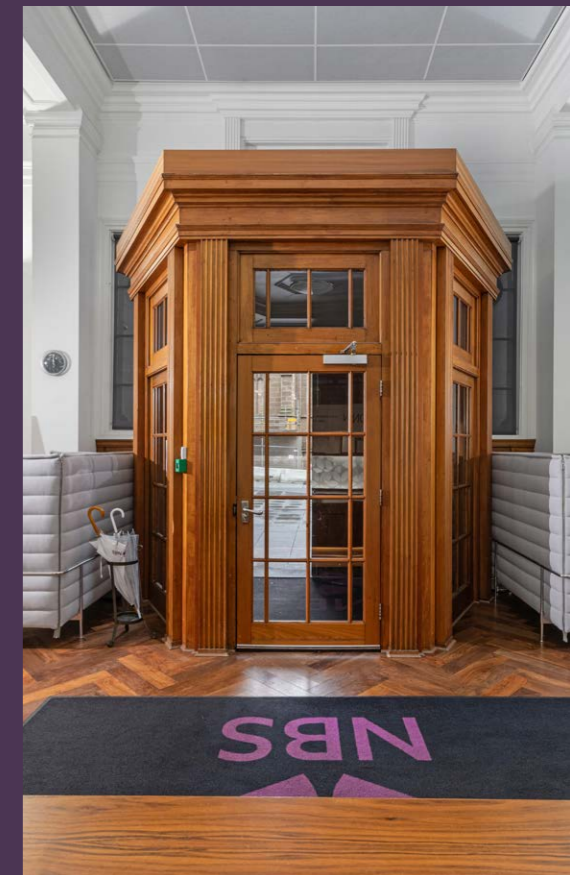


Kitchenette

Specification

- Fully fitted kitchen and kitchenette
- Breakout facilities
- Under floor heating / cooling
- Feature lighting
- Raised floors
- Suspended ceilings
- Car parking available

Break out facilities



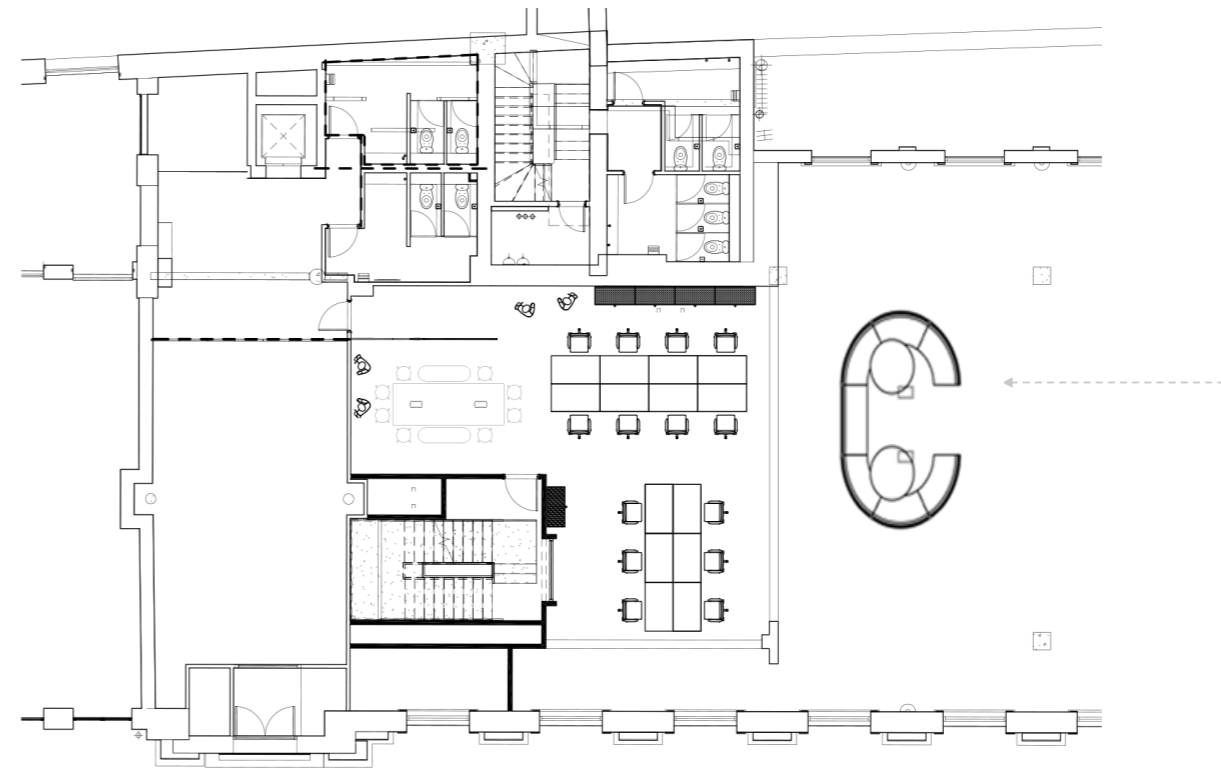
Main entrance



First class accommodation

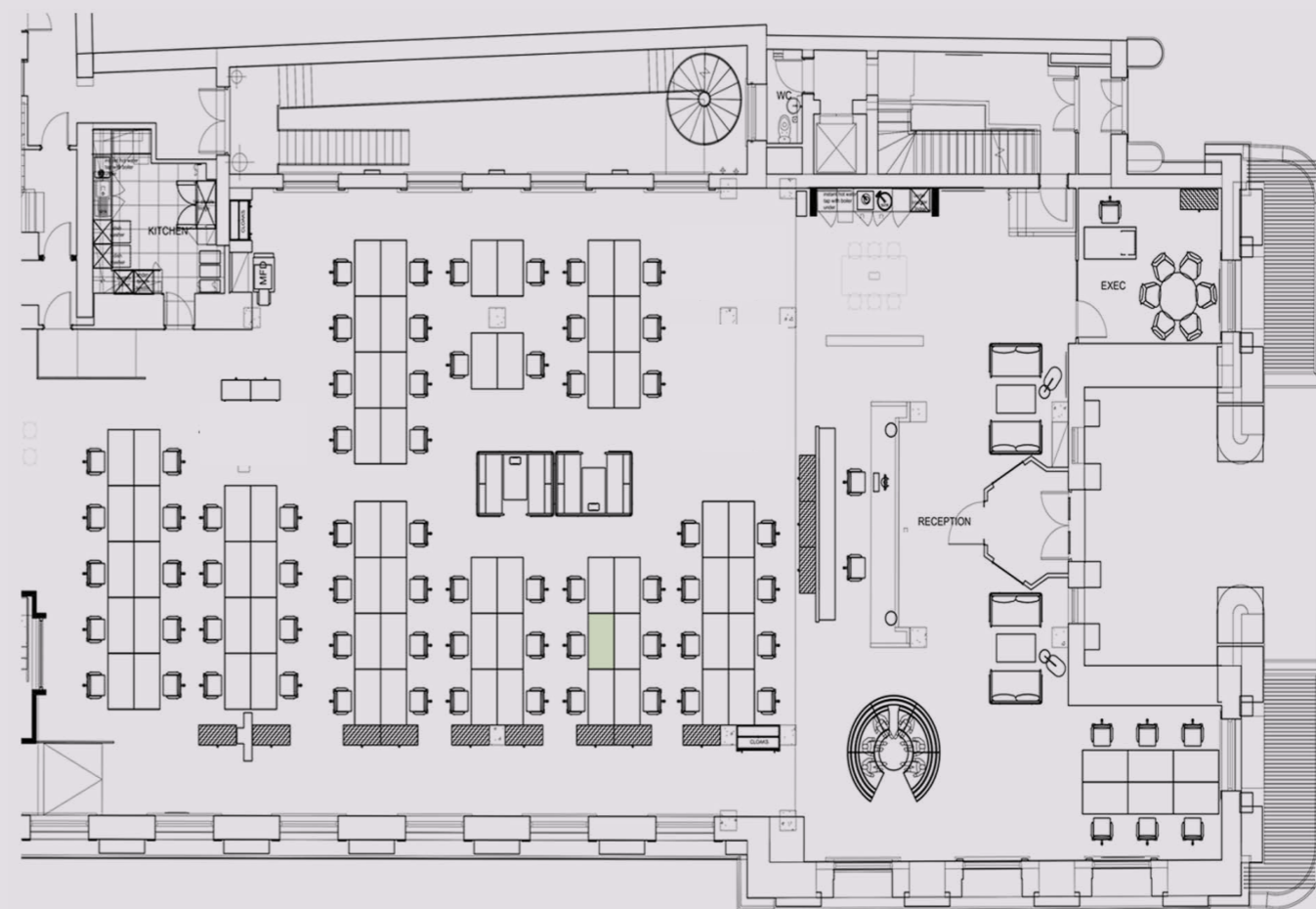
The property comprises the following net internal areas:

FLOOR	SQ M	SQ FT
Mezzanine	96.06	1,034
Ground Floor	571.06	6,147
TOTAL	667.11	7,181



Mezzanine

Ground Floor



First class.

Mezzanine



Ground Floor

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Terms

The property is available to let on a full repairing and insuring lease.

Rent

£20.00 per sq ft exclusive of VAT, rates and service charge.

Car Parking

The car parking is available at £3,000 per annum per space.

EPC

Available on application.

Rateable Value

The premises is to be reassessed.

Legal Costs

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

VAT

All rents and premiums quoted are exclusive of VAT.





For further information or to
arrange a viewing please contact:

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