

Preliminary Office Details

71 Grey Street, Newcastle Upon Tyne,
NE1 6AG



1,645 sq. ft. – Fitted and Furnished Office Suite

- City Centre Location
- Grade A Office Accommodation
- On-site Car Parking
- Meeting Rooms and Kitchen Facility
- Concierge
- Shower Facilities

SITUATION

71 Grey Street is situated in the heart of Newcastle City Centre and the historic Grainger Town. Grey Street is a renowned City Centre location due to the fantastic architecture and the area being well served with bars, restaurants, retail and office space, creating a vibrant and active environment.

Grey Street conveniently neighbours Monument Metro station providing easy regional accessibility. Newcastle Central Station is just a 5 minute walk which offers national accessibility. Grey Street is within easy vehicular access from the central motorway and is well served by bus routes from across the region.

DESCRIPTION

71 Grey Street offers a fantastic workplace, The building has been comprehensively redeveloped and now offers some of the best office space in the city, whilst maintaining the historic features of the building.

A double height reception area offers an impressive entrance, which boasts a concierge service and coffee point, making it the perfect place to welcome clients.

The available suite is on the second floor and boasts excellent views over Grey Street through the refurbished Georgian windows.

The suite has its own kitchen and meeting room.

TENURE

The unit is available to let as a whole, on a new full repairing and insuring lease.

EPC

The property has an EPC rating of B (45).

RENT

£25.00 per sq. ft.

SERVICE CHARGE

A service charge is payable to cover the cost of the upkeep, maintenance and repair of the communal areas and external of the property.

The previous years service charge ran at a cost of £8.10 per sq. Ft.

BUSINESS RATES

The office suite will be reassessed for rating purposes. Based on other assessments within the building, it is estimated that rates payable will be in the region of £8.42 per sq ft.

Further enquiries should be made to Newcastle City Council with regards to Business Rates.

LEGAL COSTS

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

VAT

All prices and rents are quoted exclusive of Value Added Tax (VAT). VAT is payable on all costs.

VIEWING

Please contact the agents to arrange a viewing, or for further information regarding the property.

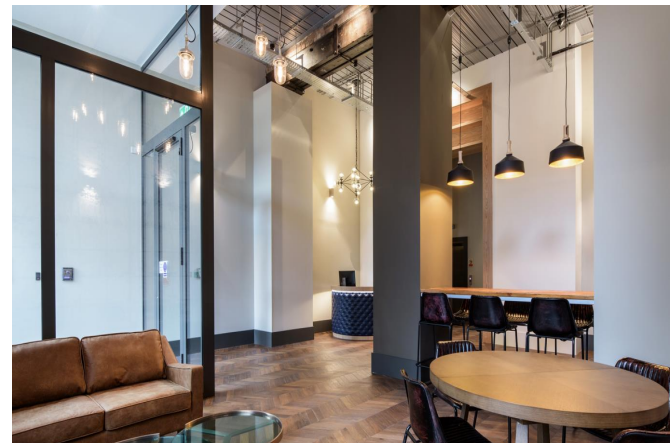
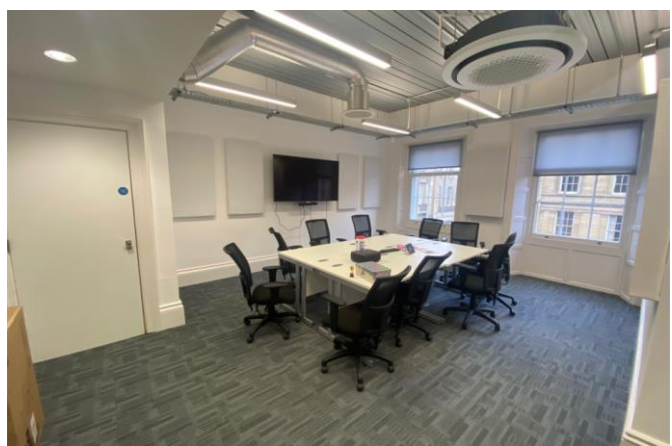
For further details please contact:



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Particulars June 2023
Images: March 2023



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