

55 Degrees North offers **8,741 sq ft** of newly refurbished, contemporary, Grade A office space with superb views over the Tyne Bridge.

55

Pilgrim Street, Newcastle

DEGREES

NORTH

55 DEGREES NORTH

Bank House

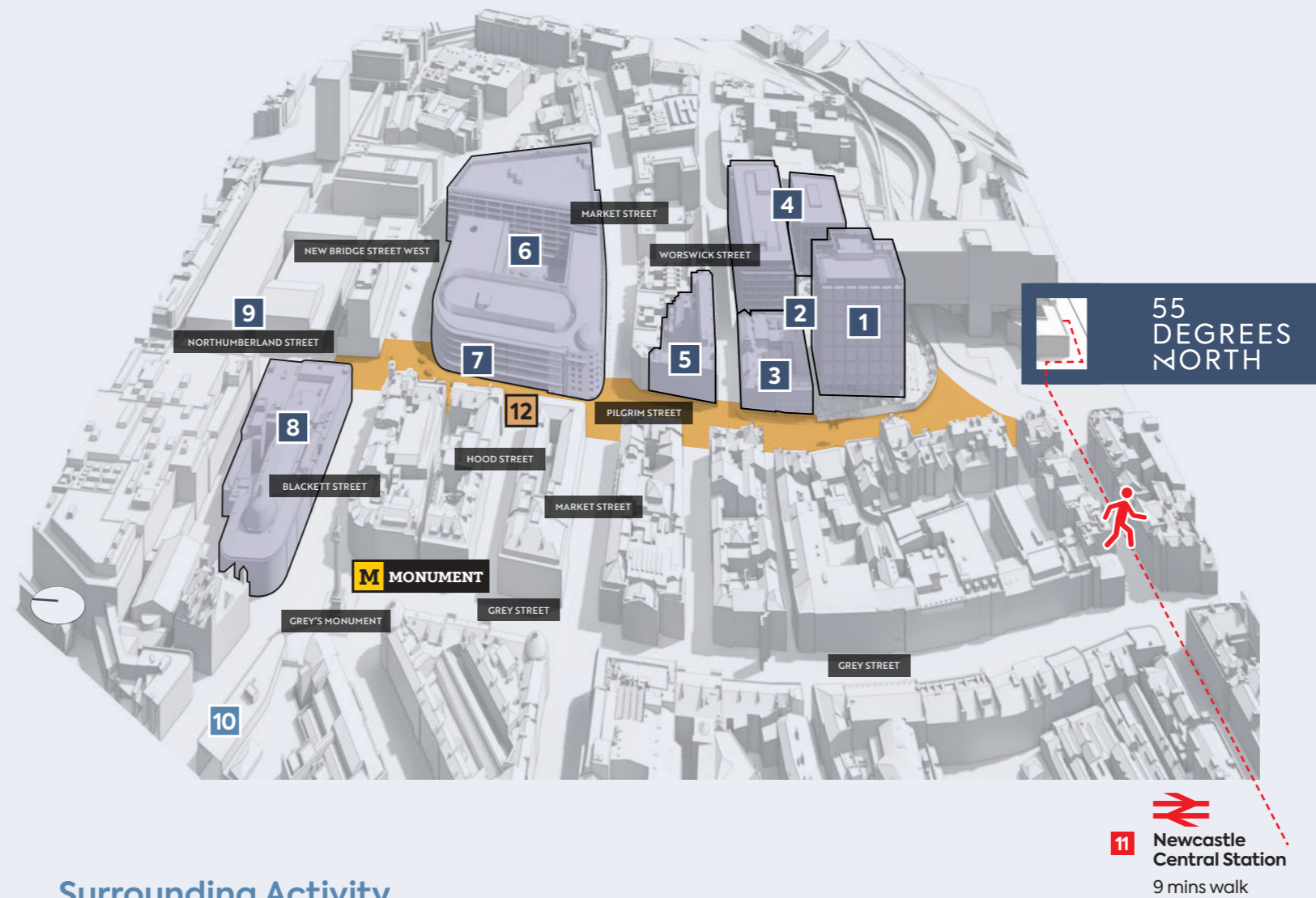
Pilgrim
Street



55 DEGREES NORTH

Situation

55 Degrees North is situated at the southern end of Pilgrim Street, a location which is being transformed to create a new destination in the heart of the City Centre. The transformational regeneration project will deliver over 750,000 sq ft of new Grade A office space, a new public square, a destination food and beverage offering and a 5* boutique hotel.



Surrounding Activity

- 1 BANK HOUSE**
A new 120,120 sq ft gateway office to the city at the southern end of Pilgrim Street.
- 2 PILGRIM PLACE**
New public square at the heart of the southern block.
- 3 WORSWICK CHAMBERS**
New food and leisure operation extending to 45,500 sq ft within fully refurbished Grade II listed building.
- 4 1-2 PILGRIM PLACE**
Two Grade A office buildings with over 250,000 sq ft accommodation.
- 5 BOUTIQUE HOTEL**
90 bed 5* Gotham Hotel by Bespoke with ground floor café, bar and restaurant in the refurbished Grade II Listed building.
- 6 PILGRIM'S QUARTER**
Providing 468,500 sq ft of offices let to HMRC.
- 7 PILGRIM'S QUARTER - LEISURE**
New food and leisure operation - 45,500 sq ft.
- 8 MONUMENT MALL**
Provides over 135,000 sq ft of prime modern retail and leisure accommodation.
- 9 NORTHUMBERLAND STREET**
Iconic Northumberland Street is one of the main shopping locations in Newcastle City Centre.
- 10 ELDON SQUARE SHOPPING CENTRE**
Regarded as the center of Newcastle, Eldon Square offers a superb selection of retail outlets under one roof.
- 11 NEWCASTLE CENTRAL STATION**
The primary national rail station serving Newcastle upon Tyne is only a nine minute walk from 55 Degrees North.
- 12 PILGRIM STREET PUBLIC REALM**
Enhancements to Pilgrim Street funded by LEP.



Bank House



Worwick Chambers



Boutique Hotel



Pilgrim's Quarter



Grey's Monument & Metro Station

55 DEGREES NORTH

Amenities

The area benefits from a wide range of local amenities including the following hotels, restaurants, cafes and bars.



- 1 Malmaison
- 2 Miller & Carter
- 3 Gaucho
- 4 Dabawal
- 5 Pani's
- 6 Barluga
- 7 Banyan
- 8 Café Andaluz
- 9 Everyman Cinema
- 10 Fenwick
- 11 Hotel Chocolat
- 12 End Clothing
- 13 Theatre Royal
- 14 New 5* Boutique Hotel
- 15 Worwick Chambers
45,000 sq ft
food and leisure



END Clothing



Worwick Chambers



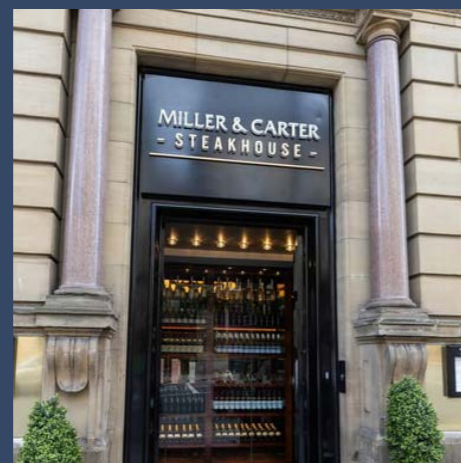
Theatre Royal & Grey Street



Hotel Chocolat



Malmaison Hotel



Miller & Carter



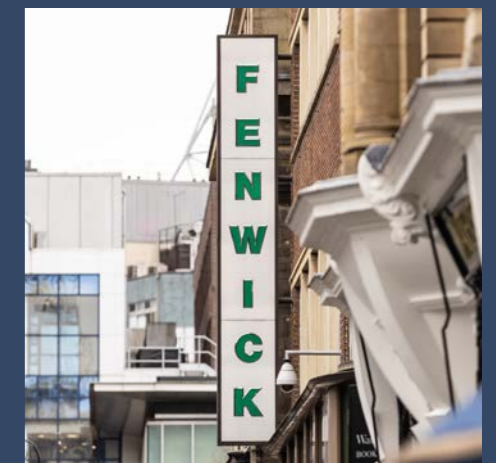
Barluga



Banyan



Everyman Cinema



Fenwicks

Description

The newly refurbished second floor office provides modern, open plan, high specification office space, flooded with natural lighting, benefitting from the floor to ceiling glazing.

The office has been refurbished to provide a contemporary exposed service finish, with LED lighting, a new air conditioning system, raised access flooring, and refurbished WCs and shower facilities.

As part of the refurbishment programme, the reception has been renovated to enhance the sense of arrival and offer an inviting and impressive facility for occupiers and their visitors.

On site secure car parking available.

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Second floor space plan

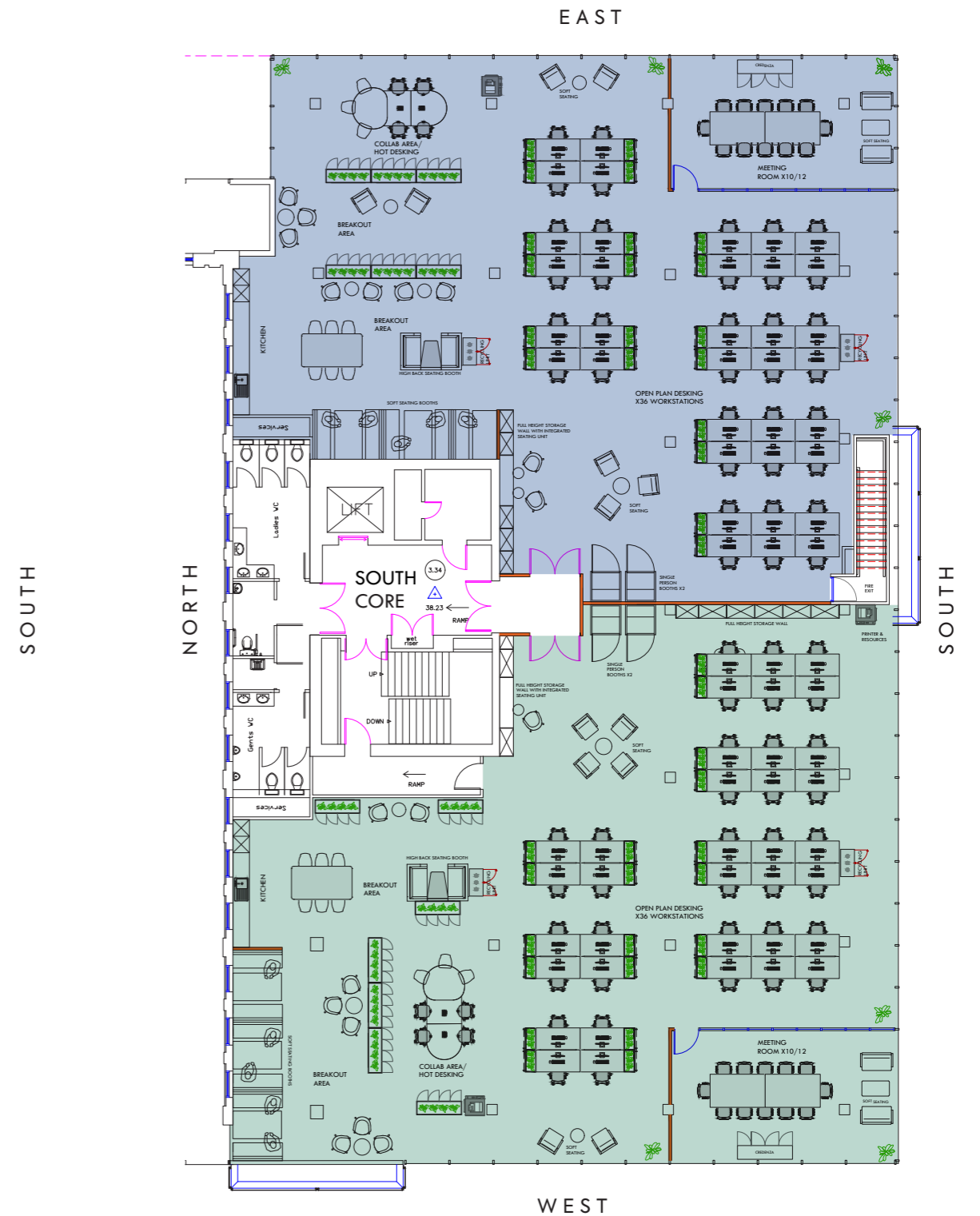
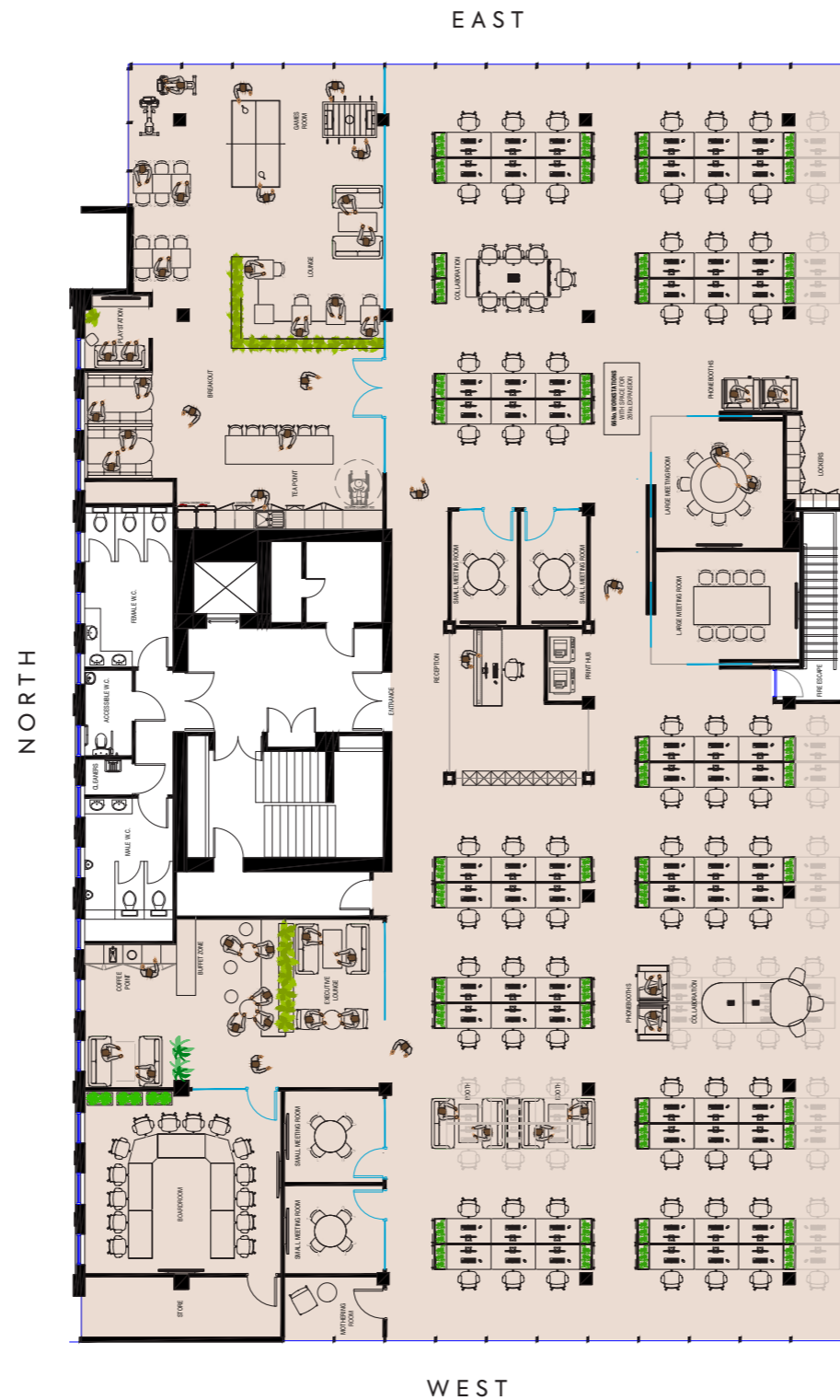
Second floor split suite options

Accommodation

The accommodation can be let as a whole or split into two suites. Areas as shown below:

SUITE	SQ M	SQ FT
Second Floor	812	8,741

SPLIT SUITE OPTIONS		
Second Floor - East Suite	395	4,252
Second Floor - West Suite	410	4,413





Natural lighting and superb views over the Tyne Bridge



Refurbished WCs and shower facilities



Renovated reception

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Terms

The suite is available by way of a new lease for a term of years to be agreed.

Energy Performance Certificate

The property has an Energy Performance Rating of B(31).

Rateable Value

Rateable Value £84,500.

All interested parties should make their own enquiries as to the precise rates payable with the Group Valuation Office on (0191) 220 7000.

Legal Costs

Each party is to be responsible for their own legal costs in connection with the preparation and execution of all legal documentation.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

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DEGREES NORTH

FOR MORE INFORMATION OR TO ARRANGE A VIEWING
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