

LLOYDS COURT

OFFICE SPACE

192.77 SQ M (2,075 SQ FT)

WITH SECURE BASEMENT PARKING

GREY STREET, NEWCASTLE UPON TYNE NE1 6AF

HIGH QUALITY GRADE A OFFICE SPACE
BEHIND AN ATTRACTIVE SANDSTONE FAÇADE.

LLOYDS COURT

LLOYDS COURT occupies a prominent corner position on Grey Street at its junction with High Bridge Street, providing high quality Grade A office space behind an attractive sandstone façade.

The building was completely rebuilt behind the retained façade in 2003 and boasts a modern specification. The available accommodation is located on the third floor providing 192.77 sq m (2,075 sq ft).

The reception and common parts of the building have been fully refurbished creating a contemporary feel throughout.



LLOYDS

COURT

Grey Street is widely regarded as one of the finest streets in Europe.



GREY'S MONUMENT AND METRO STATION

The premises are located on the eastern side of the street at its junction with High Bridge Street.

Lloyds Court is within 2 minutes' walk of Monument Metro Station and 5 minutes from Newcastle Central Station.

As well as a good range of national restaurant chains, independent bars and delis on its doorstep, Newcastle's main shopping area and a wide range of good quality restaurants and hotels are all within a short walk of Lloyds Court.

NEWCASTLE CENTRAL STATION

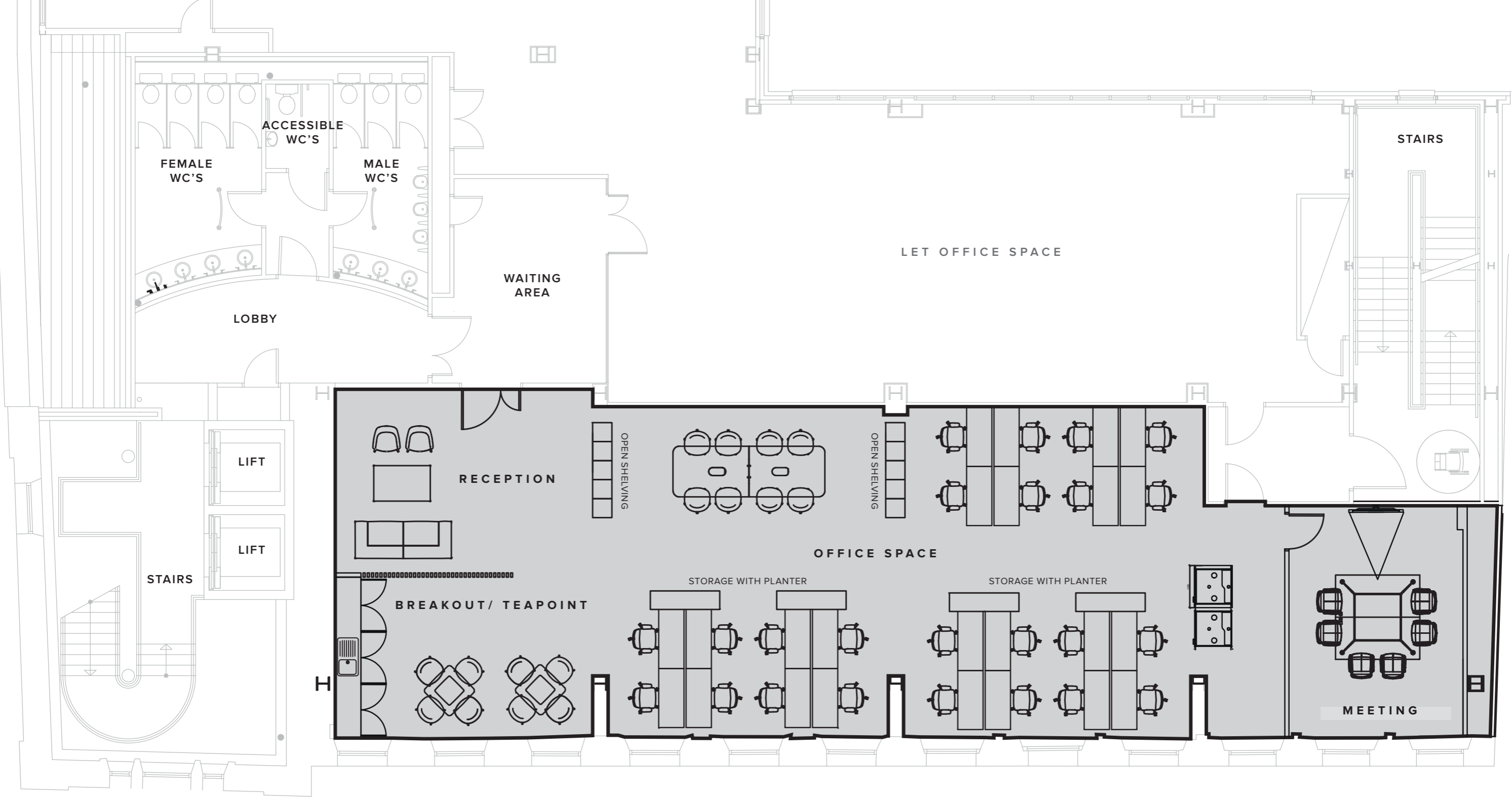


GREY STREET



LLOYDS COURT

THIRD FLOOR
Thoughtworks
SECOND FLOOR
Northern Powergrid
FIRST FLOOR
Nigel Wright Group
GROUND FLOOR



LLOYDS COURT

THIRD FLOOR SPACE PLAN

192.77 SQ M (2,075 SQ FT)

SPECIFICATION

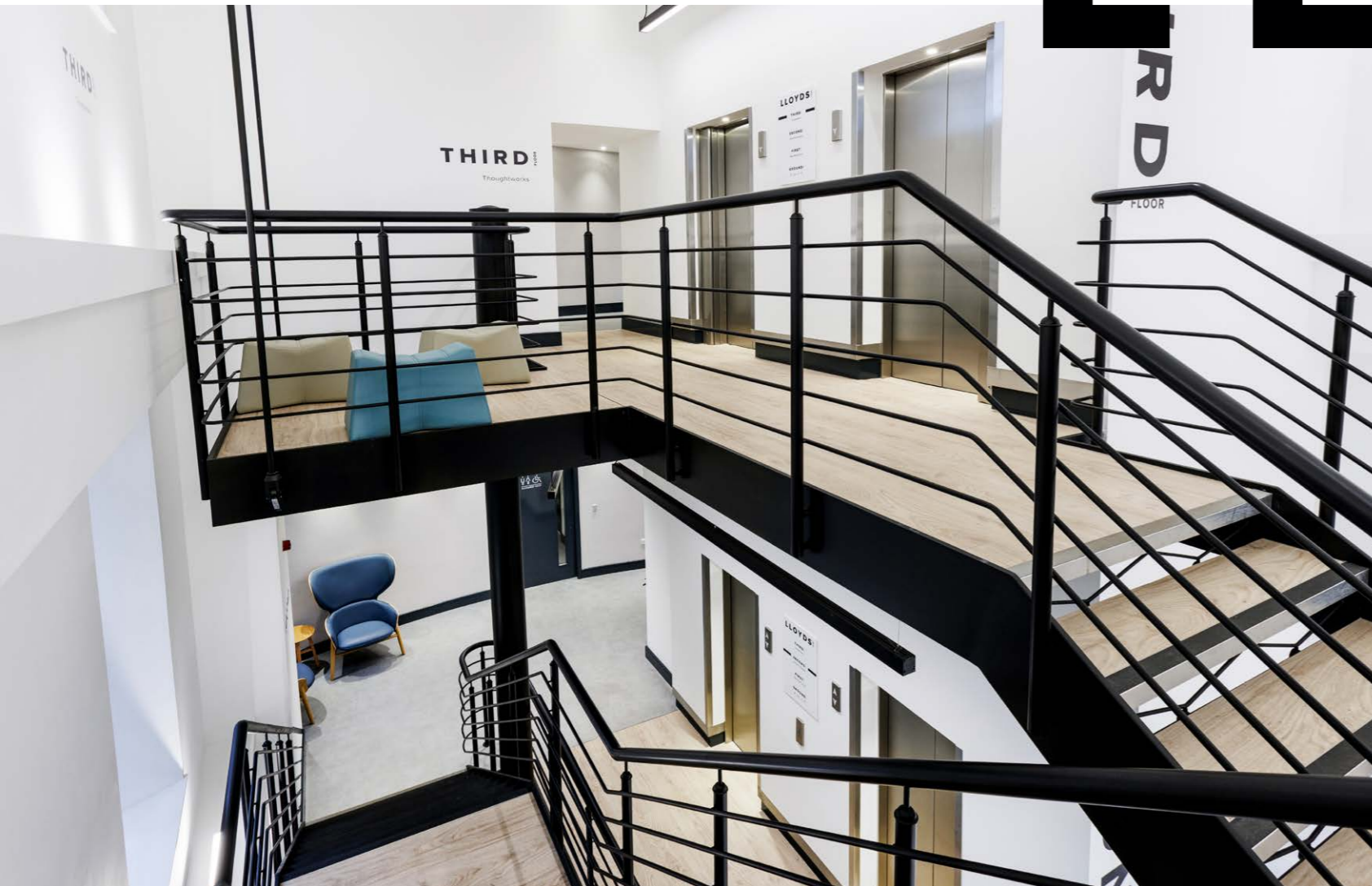
The building boasts a spectacular, full-height feature staircase with an attractive reception area accessed via a security controlled glazed entrance.

Finishes within the common areas include high quality tiled flooring throughout, a new timber and steel finish to the feature staircase with decorative timber cladding panels to the walls, pockets of breakout space on each landing and contemporary lighting.

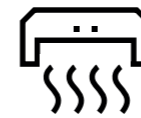
The office accommodation has been fully refurbished to provide a fully fitted suite with frontage onto Grey Street. The suite will be offered with a full CAT B fit out to include a meeting room, kitchen/breakout area and will be furnished throughout.



LLOYDS COURT



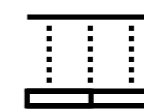
THE SPECIFICATION OF THE BUILDING INCLUDES:



COMFORT COOLING



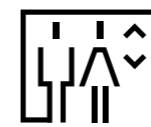
RAISED ACCESS FLOOR WITH 150MM CLEAR VOID



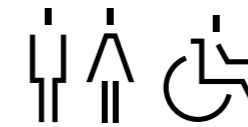
SUSPENDED CEILING



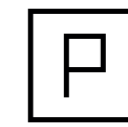
CCTV SECURE DOOR ENTRY SYSTEM



2 X 8 PERSON PASSENGER LIFTS



MALE & FEMALE TOILETS ON EACH FLOOR



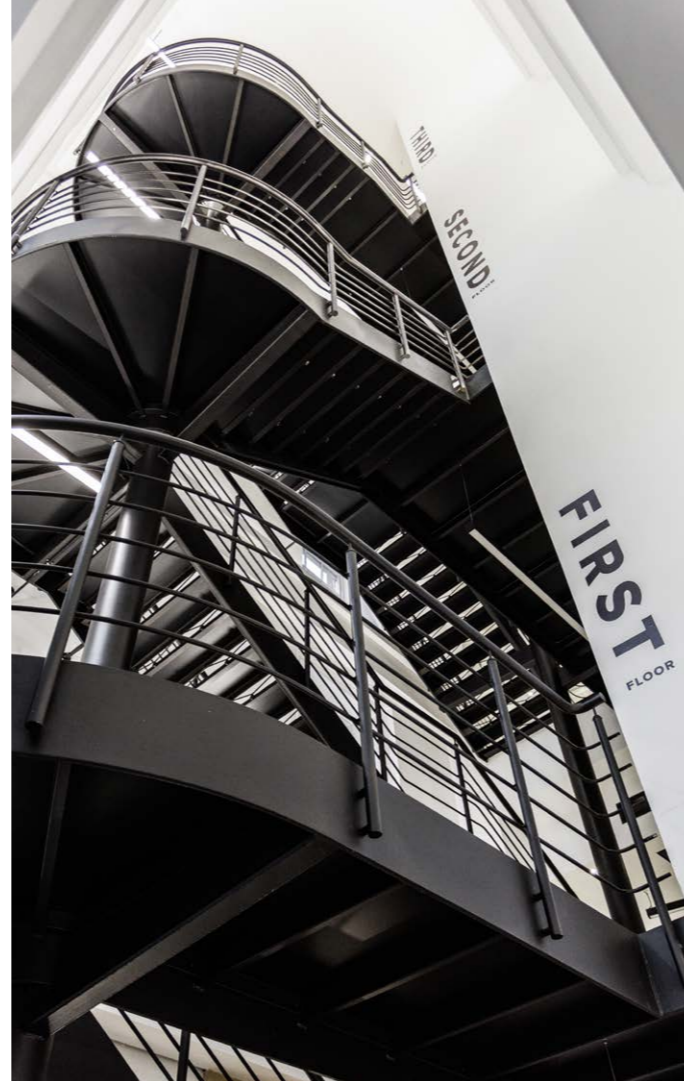
SECURE BASEMENT CAR PARKING



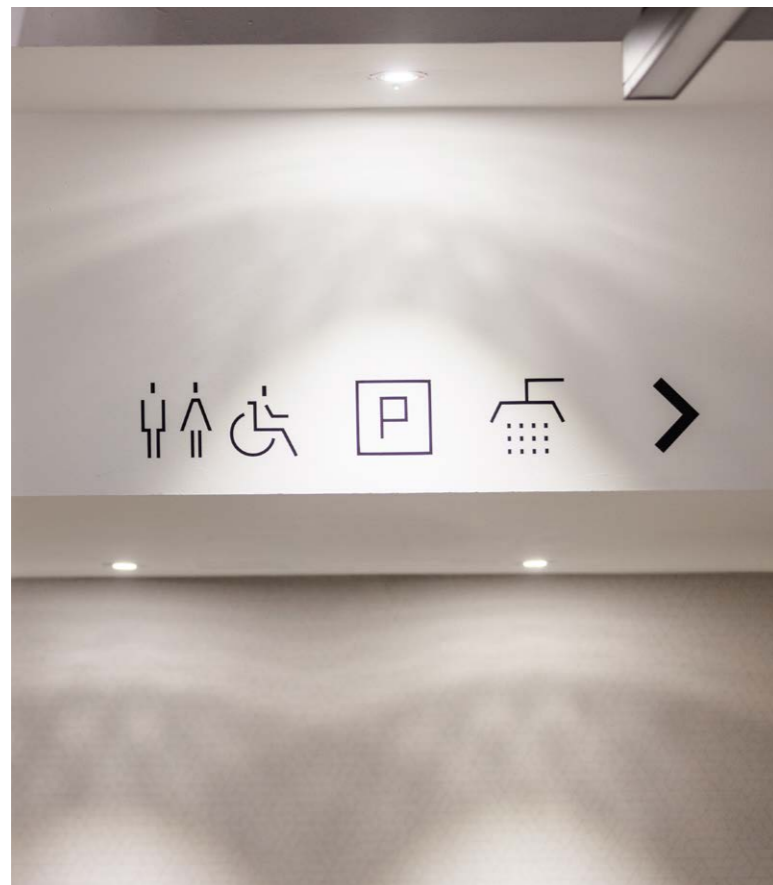
LED LIGHTING



SECURE BASEMENT CAR PARKING



2 X 8 PASSENGER LIFTS



SHOWER FACILITIES

THIRD FLOOR OPEN PLAN AVAILABLE SPACE



**FIRST
FLOOR**

TERMS

The premises are offered on a new effective Full Repairing and Insuring bases for a term to be agreed.

RENT

The suite is available fully fitted, as illustrated in the Third Floor Space Plan, at a rent of £28.00 per sq ft per annum exclusive.

RATING

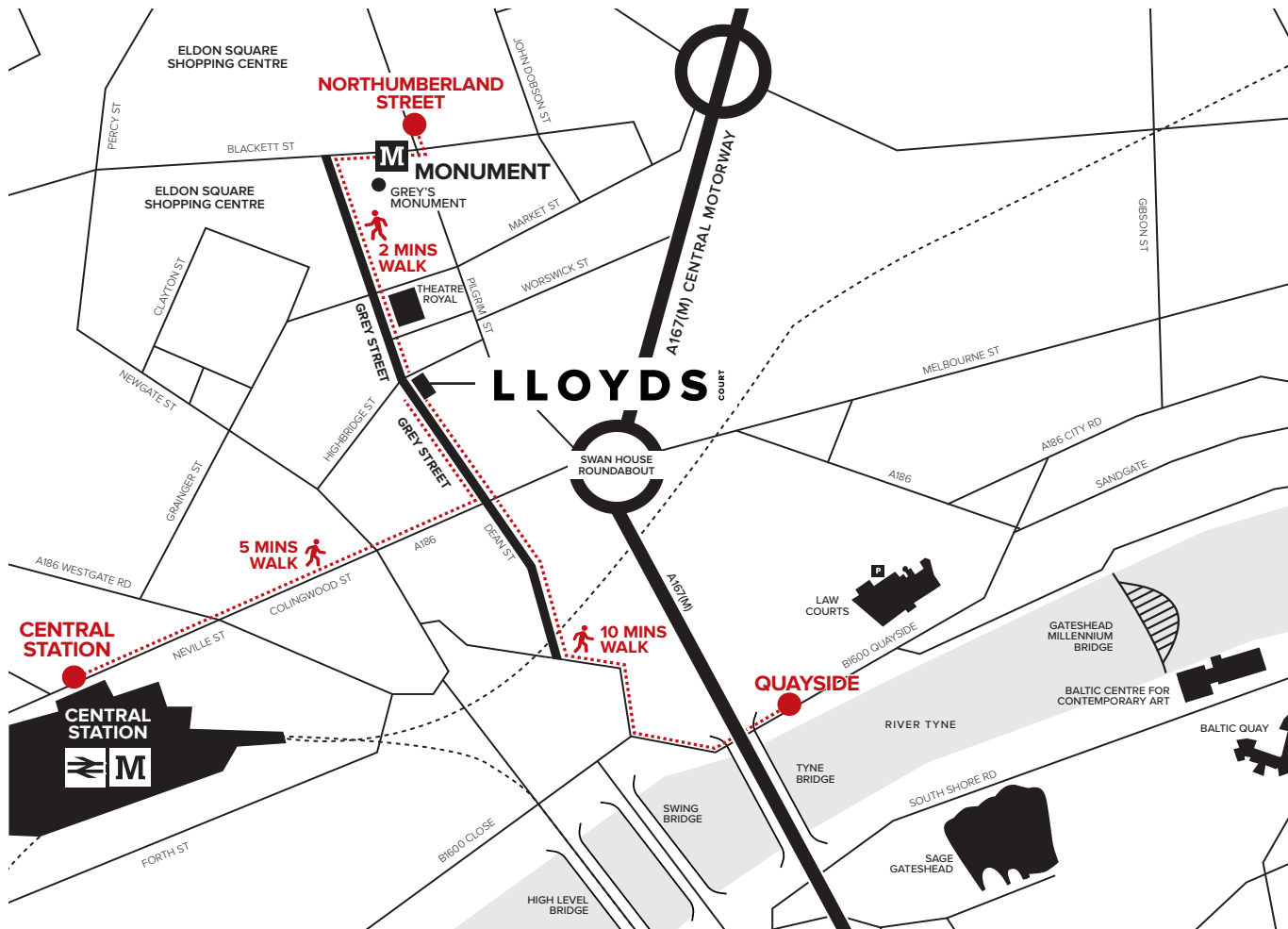
To be reassessed.

**SERVICE
CHARGE**

There is a service charge in place to recover the costs of the landlord's upkeep of the common areas and external structure of the building, further details are available upon request.

EPC

The EPC rating is C 62.



FURTHER INFORMATION



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