



# TO LET - Milburn House, Dean Street, Newcastle upon Tyne

Office Accommodation –suites available from 45 sq. m (500 sq. ft) to 484 sq. m (12,106 sq. ft)



- **Excellent location in the heart of Newcastle City Centre**
- **Charming Grade II Listed Building**
- **Low rent inclusive of service charge**
- **Flexible and competitive terms available**
- **Available suites starting from 47 sq m (500 sq ft)**

## LOCATION

Milburn House occupies a strategic location on Dean Street between the traditional Central Business District and the Quayside, with its many bars and restaurants convenient for business entertaining. The building is accessed via three main access points on differing elevations, these are situated on Dean Street, The Side and Amen Corner. The city centre enjoys excellent access to public transport, with multiple local services available, including Metro via Monument (0.3 miles), Eldon Square Bus Station (0.6 miles), Haymarket Bus Station (0.6 miles) and Central Station (0.2 miles), situated on the East Coast Main Line and the TransPennine Express, directly connecting the city to Manchester (2.5hr), Leeds (1.5hr), Edinburgh (1.5 hr) and London (3.5hr).

## DESCRIPTION

This striking Grade II listed building pays homage to the seafaring routes from the River Tyne with an abundance of stunning embellishments throughout the interior waiting to be discovered. The construction of this majestic building was completed in 1905 and has since been sympathetically updated to provide office suites of various sizes that have provided space for Newcastle businesses for the last century.

Behind its imposing façade is a fairy-tale interior tiled in ochre yellow and deep green in a grand sweep of Art Nouveau. Designed to resemble the bow of a ship pointing towards the River Tyne, communal areas are identified with deck letters rather than numbers and the spacious atria and halls surprise the visitor at each turn. The building is home to many substantial national and local professional firms including solicitors, surveyors, accountants, architects, engineers and planning consultants.





## ACCOMMODATION

We understand that the whole property comprises the following approximate Net Internal Floor Areas: 130,000 sq. ft (12,075 sq. m) over 8 floors.

An example of the suites available provide the following net internal areas:-

Accommodation	Sq m	(Sq ft)
Suite B2	511.24	(5,503)
Suite B1	303.97	(3,272)
Suite C2	136.56	(1,470)
Suite C9	320.42	(3,449)
Suite D3A	26.94	(290)
Suite E4	44.59	(480)

## TENURE

The property is available to let for a term to be agreed at an asking rent starting from £15.00 per sq ft per annum exclusive of VAT, inclusive of Service Charge.

## EPC

Available upon request.

## VAT

All figures within these terms are exclusive of VAT where chargeable.

## LEGAL COSTS

Each party is responsible for their own legal costs incurred within any transaction.



## CONTACT, VIEWING & FURTHER INFORMATION

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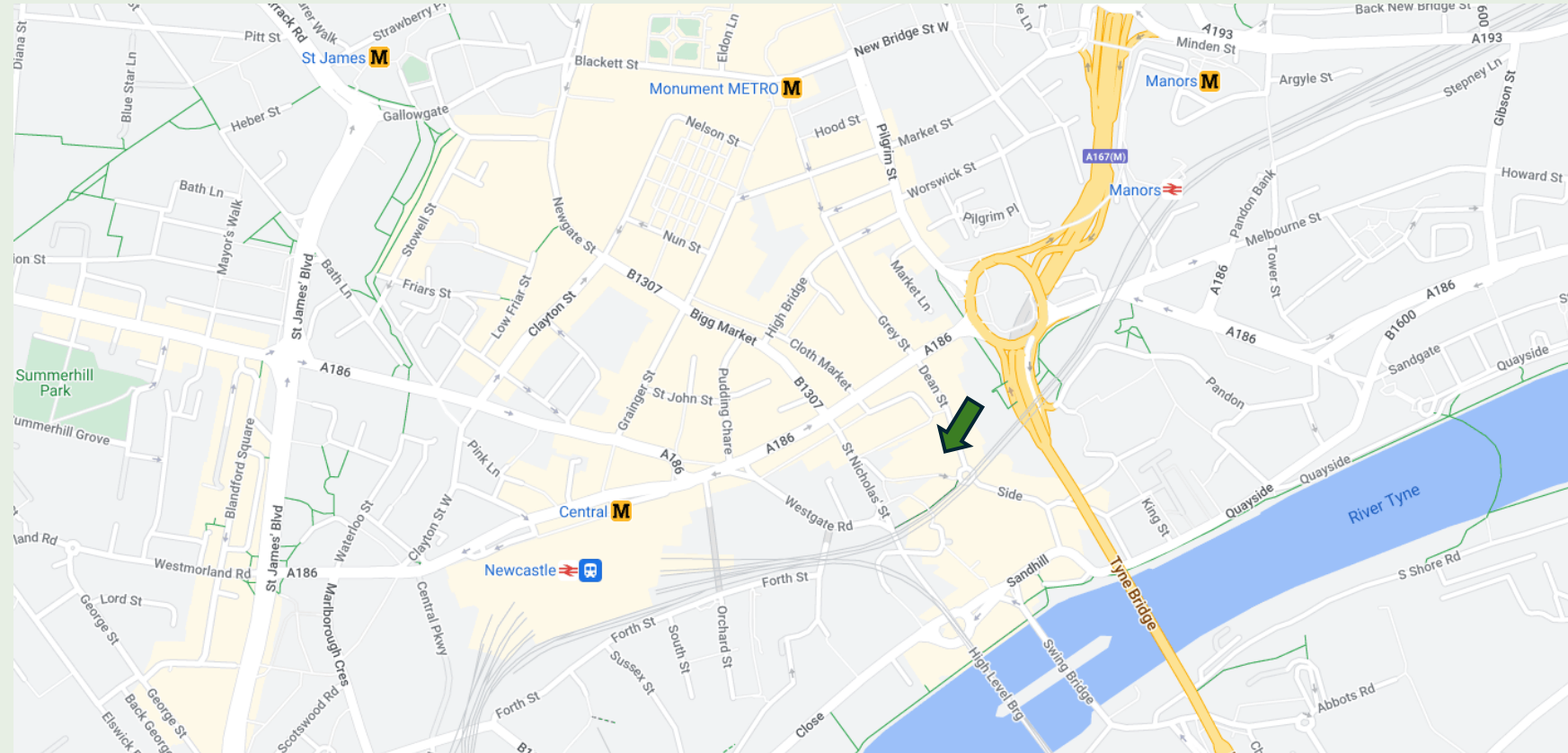
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