

Third & Fourth Floors

41-51 Grey Street

Newcastle upon Tyne NE1 6EE

TO LET From **223 sq m** (2,401 sq ft)
to **520 sq m** (7,998 sq ft)



Location

The property is located on Grey Street in the heart of Newcastle's historic Grainger Town and remains one of the City's most prestigious office addresses.

41-51 Grey Street

Grey Street is widely regarded as one of the finest streets in the United Kingdom, hosting an iconic series of listed facades.

The Council have recently completed works to improve the street by implementing a one way traffic system, increasing the pedestrian area and installing welcoming landscaping features and seating areas. There are further plans to develop the street as a hub for cultural events.

- + Nestled in the heart of Newcastle City Centre
- + Refurbished office space
- + Basement car parking
- + Excellent nearby amenities
- + Close proximity to range of public transport

41-51 Grey Street

Description

41-51 Grey Street provides a multi-let five storey office building with the available accommodation on the 3rd and 4th floors.

The property is of a traditional construction with a listed sandstone façade. The main entrance fronting Grey Street has been fully refurbished with new floor tiles and feature lighting.

Occupiers within the building include:



Amenities

The address benefits from direct access to a wide variety of retail and leisure amenities including Eldon Square Shopping Centre, The Theatre Royal and a large selection of bars and restaurants.

The property is within close proximity to:

- + Monument Metro Station
- + Haymarket Bus Station
- + Eldon Square Bus Station
- + Newcastle Central Station

41-51 Grey Street





Specification

- + Fully open plan
- + Air conditioning
- + Suspended ceiling incorporating LED lighting
- + Full raised access floor with floor boxes
- + Secure car park spaces available within the basement
- + Fully refurbished reception
- + Two 8-person passenger lifts
- + Secure door entry system

EPC

Currently targeting an EPC A following refurbishment.

Rateable Value

According to Valuation Office Agency, the third and fourth floors are listed with a combined Rateable Value of £124,000 from April 2023.

Terms

The suites are available by way of a new full repairing and insuring lease.

Rent

Upon application.

VAT

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

Legal Costs

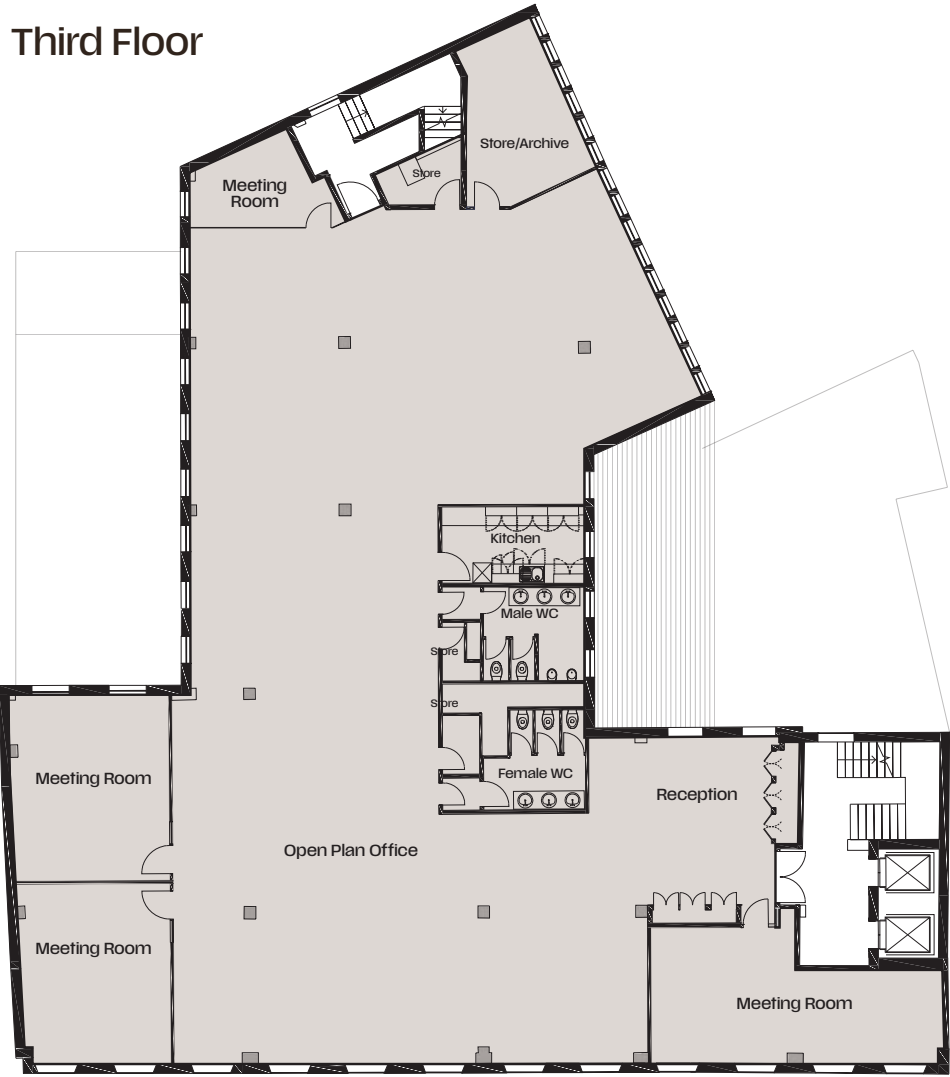
Each party is responsible for their own legal costs incurred within any transaction.

Accommodation

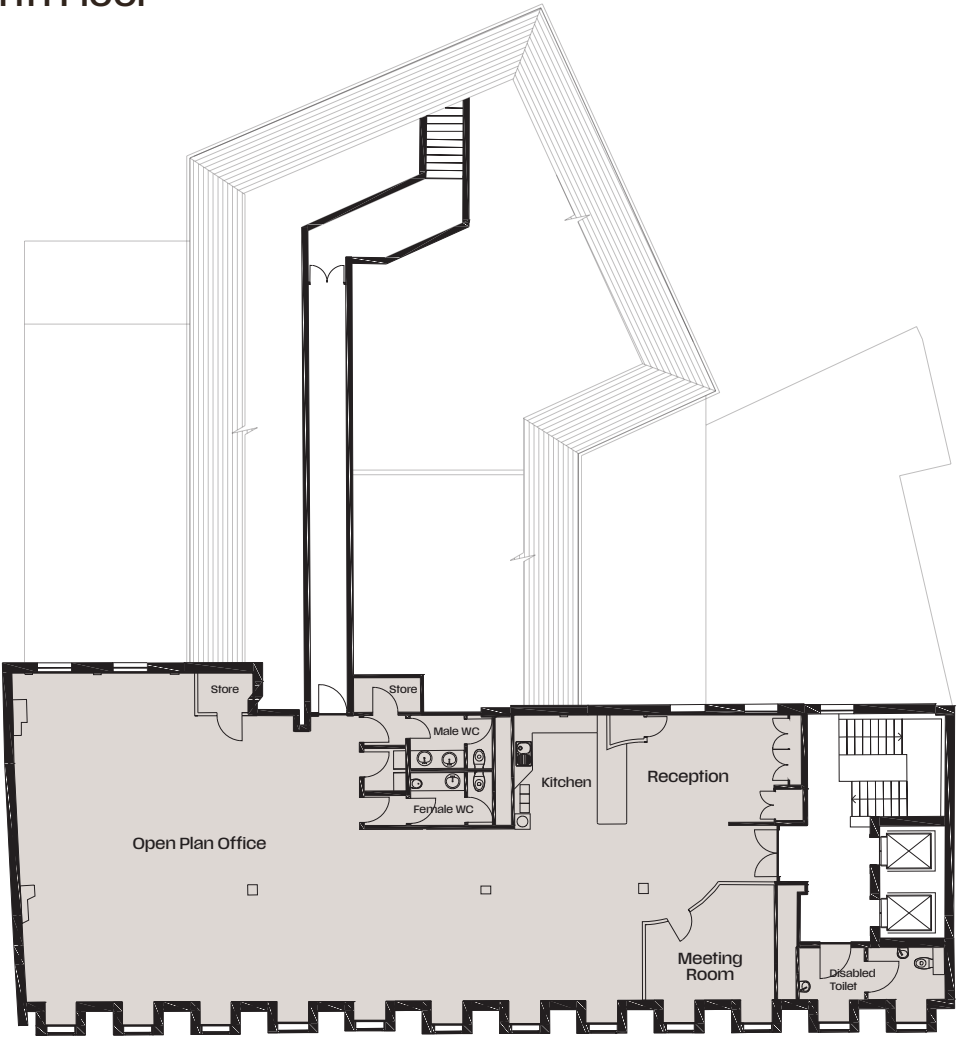
The available office suites provide the following total net internal areas:

FLOOR	SQ M	SQ FT
Third Floor	519.98	(5,597)
Fourth Floor	223.06	(2,401)
Total	743.04	(7,998)

Third Floor



Fourth Floor



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Viewing



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