



Office To Let

St Nicholas Building

St. Nicholas Building, St. Nicholas Street, Newcastle upon Tyne, NE1 1RF

Available fitted first floor office suite in landmark building at the heart of the Newcastle office core with views over Newcastle Cathedral

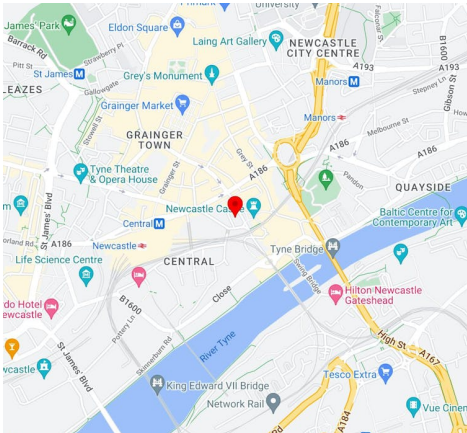
8,095 sq ft (752.05 sq m)

**AVISON
YOUNG**

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Summary

Available Size	8,095 sq ft / 752.05 sq m
Rent	£177,000 per sq ft
Rateable Value	£126,000
Service Charge	£86,148 per annum
Car Parking	£1,500 per space / annum Held on licence basis
Estate Charge	Upon Enquiry
EPC	C

Description

St Nicholas Building is a modern, well specified office building which was redeveloped behind a retained listed facade. The building provides column free space around a central core and two atriums which provide excellent natural light to the office space.

Male, female and disabled toilet facilities are located in the common areas on each level. The building also benefits from cycle store and shower facilities.

Location

St Nicholas Building is well located in the heart of the city with excellent pedestrian access to Newcastle Central Railway and Metro station, only a 5 minute walk. Due to its central location occupiers benefit from ease of access to the cities retail and leisure offering.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Fully fitted office suite providing a mix of open plan work area, meeting rooms, break out space and staff rest area.	8,095	752.05	Available
Total	8,095	752.05	





