

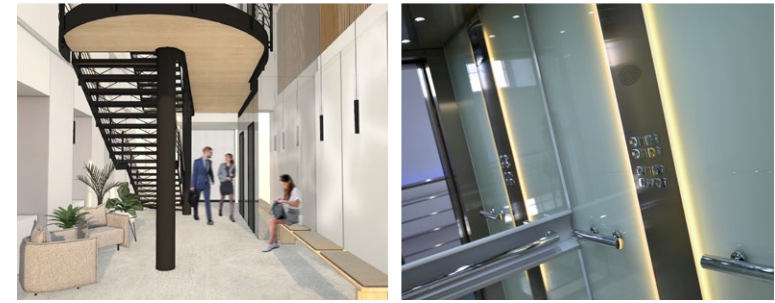


# LLOYDS COURT

## ≡ THIRD FLOOR

78 GREY STREET, NEWCASTLE UPON TYNE NE1 6AH

FROM 326 TO 690 SQ M  
(3,509 TO 7,430 SQ FT)  
WITH SECURE BASEMENT PARKING



## LLOYDS COURT ≡ THIRD FLOOR

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 3<sup>rd</sup> floor providing 690 sq m (7,430 sq) of open plan floor space arranged in an 'L' shape. The suite can be split to provide two separate suites of 326 sq m (3,509 sq ft) and 364 sq m (3,920 sq ft).

The reception and common parts of the building are now undergoing full refurbishment and will create a contemporary feel throughout the building once they are completed in Autumn 2020.

# LOCATION

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



## OUTSIDE

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.





## SPECIFICATION

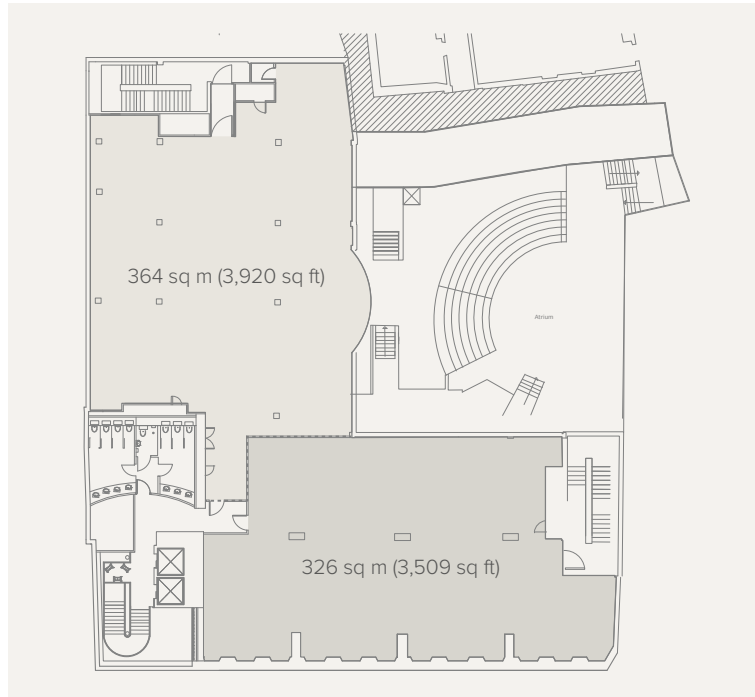
The building boasts a spectacular, full-height feature staircase with an attractive reception area accessed via a security controlled glazed entrance. Finishes within the common areas are currently undergoing refurbishment and will introduce high quality tiled flooring throughout, a new timber and steel 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 large open plan floor plate configured in a 'L' shape with frontage to Grey Street and High Bridge Street and overlooking a central courtyard.

The specification of the building includes:

- Comfort Cooling
- Raised access floor with 150mm clear void
- Suspended ceiling
- LED lighting
- 2 x 8 person passenger lifts
- Male & Female toilets on each floor
- Secure basement car parking
- CCTV secure door entry system





## ACCOMMODATION

The available accommodation comprises the entire 3rd floor giving a Net Internal Area of 690 sq m (7,430 sq ft).

The floor plate can be split to provide two suites 326 sq m (3,509 sq ft) and 364 sq m (3,920 sq ft) respectively.

The building has the benefit of a secure undercroft car park including secure cycle racks. There are 5 spaces allocated to the 3rd floor.

The proposed works will include the refurbishment of the external courtyard, providing an outside amenity space unique on Grey Street.

### TERMS

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

### RENT

£20.50 per sq ft.

### RATING

The premises will be reassessed for Rating purposes and rates payable are expected to be in the order of £8.50 per sq ft. Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

Further enquiries should be made to Newcastle City Council with regards to Business Rates.

### 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

A new EPC assessment has been commissioned and will be made available to interested parties.



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FOR FURTHER INFORMATION CONTACT:



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