



Fully Fitted Third Floor Office Suite 5,146 sq. ft (478.10 sq. m)

Property Highlights

- High-quality Grade A space behind a retained sandstone facade, fully redeveloped to provide a modern, open-plan accommodation
- Fully fitted with 22 desks, 5 meeting rooms, 2 phone booths and kitchen
- Secure basement car parking
- Raised access floor and suspended ceiling with comfort cooling

For more information, please contact:

Alfie Stevens-Neale
07918 047708
alfie.stevensneale@cushwake.com

Amelia Weston
07385 688121
amelia.weston@cushwake.com

St Paul's House
23 Park Square South
Leeds
LS1 2ND

Description

Lloyds CourtsI is a Grade A space which was completely rebuilt to provide modern, flexible open-plan floorplates.

The property provides the following specification-

- 22 workstations, 5 meeting rooms and 2 phone booths
- Suspended LED lighting
- Excellent natural light
- Super-fast fibre optic broadband
- Secured basement car parking spaces
- CCTV secure door entry system
- Raised access floor with 150mm clear void
- Comfort cooling
- Male & female toilets on each floor
- Collaborative kitchen area

Location

Lloyds Court is located prominently located on Grey Street in the heart off the Newcastle's city centre, widely regarded as one of the finest streets in Europe. Situated within a 2 minutes walk of Monument Metro Station and 5 minutes walk of Newcastle Central Station, the property benefits from excellent public transport connectivity, as well as coinvent access to the wider regional road network.

The surrounding area offers a wide range of amenities, including multiple bars, cafes and retail shops, providing an attractive and vibrant working environment.



Accommodation

The available suite provides the following approximate Net Internal Area (NIA)

	Sq. ft	Sq. m
Third Floor	5,146	478.10

Terms

The accommodation is available by way of a sublease or assignment. Further details available on request.

Rent

Rent available on application.

Service Charge

A service charge will be payable by the tenant in respect of the demise. Further information is available upon request.

EPC Rating

A copy of the Energy Performance Certificate is available upon request.

Business Rates

We recommend all interested parties to make their own enquiries with Newcastle City Council.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All references to price, premium or rent are deemed to be exclusive of VAT unless stated otherwise.

SUBJECT TO CONTRACT



View Matterport here:

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