



First and Second floors

41-51 Grey Street

Newcastle upon Tyne NE1 6EE



To Let
From 235 sq m (2,530 sq ft)
To 562 sq m (6,046 sq ft)



- Heart of Newcastle City Centre
- Monument Metro Station & Newcastle Central Station within close proximity
- Easy access to Eldon Square Shopping Centre

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.

Grey Street is widely regarded as one of the finest streets in England. The Council has announced plans for paving and seating which would see Grey Street become a “hub for cultural events” and the “primary pedestrian route between the city centre and Quayside”.

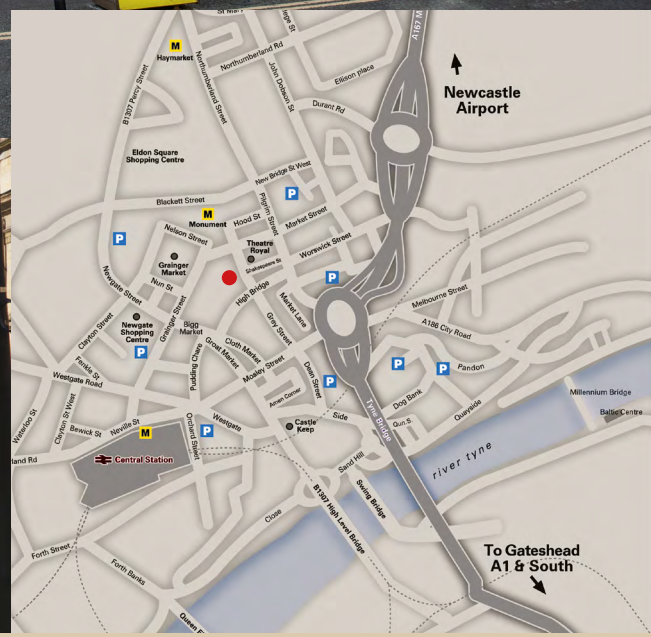
The Monument Metro Station is within close proximity together with easy access to Newcastle Central Station, whilst Eldon Square Shopping Centre and Northumberland Street are also close by.

Description

41-51 Grey Street provides a multi-let five storey office building with the available accommodation on the 1st and 2nd floors.

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

Occupiers within the building include Go-Ahead Group Plc and Gutteridge Haskins and Davey.





Specification

Full open plan
Conditioning

- Suspended ceiling incorporating recessed lighting
- Perimeter heating
- 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

Energy Performance Certificate

The property has been assessed with an EPC rating of C:61.

Accommodation

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

	sq m	(sq ft)
First Floor	235	(2,530)
Second Floor	562	(6,046)
Total	797	(8,576)

Rateable Value

- According to the Valuation Office Agency website the second floor is listed as Offices and Premises with a Rateable Value of £93,000 from 1st of April 2017.
- The first floor accommodation will need to be reassessed for rating purposes.

Terms

The office suites are available by way of a new full repair and insuring lease for a minimum term of 5 years.

Rent

Upon application.

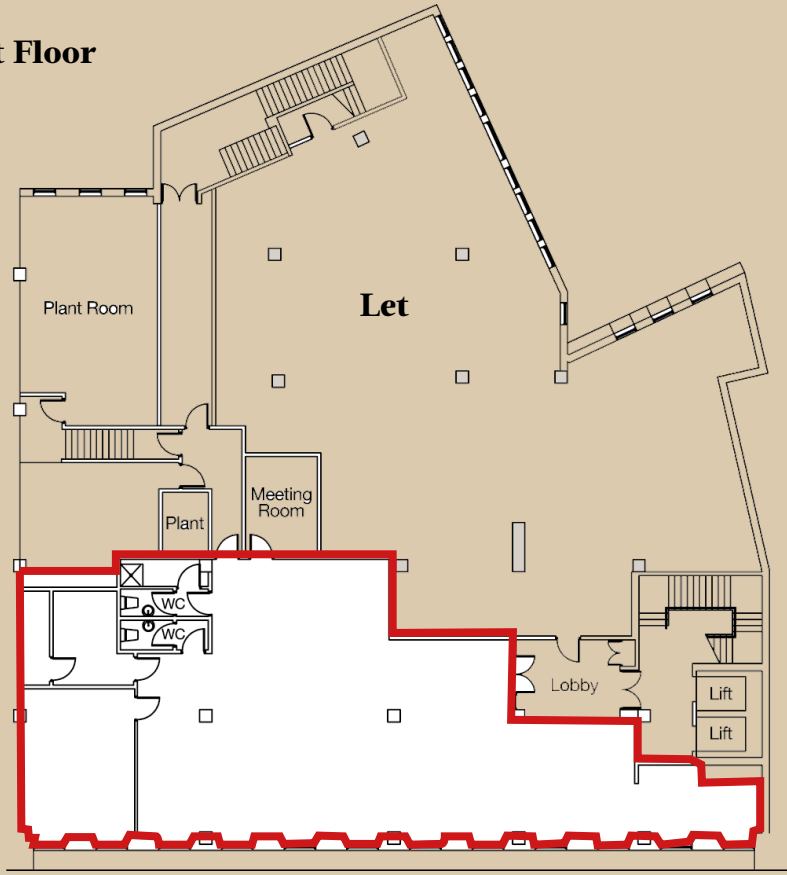
VAT

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

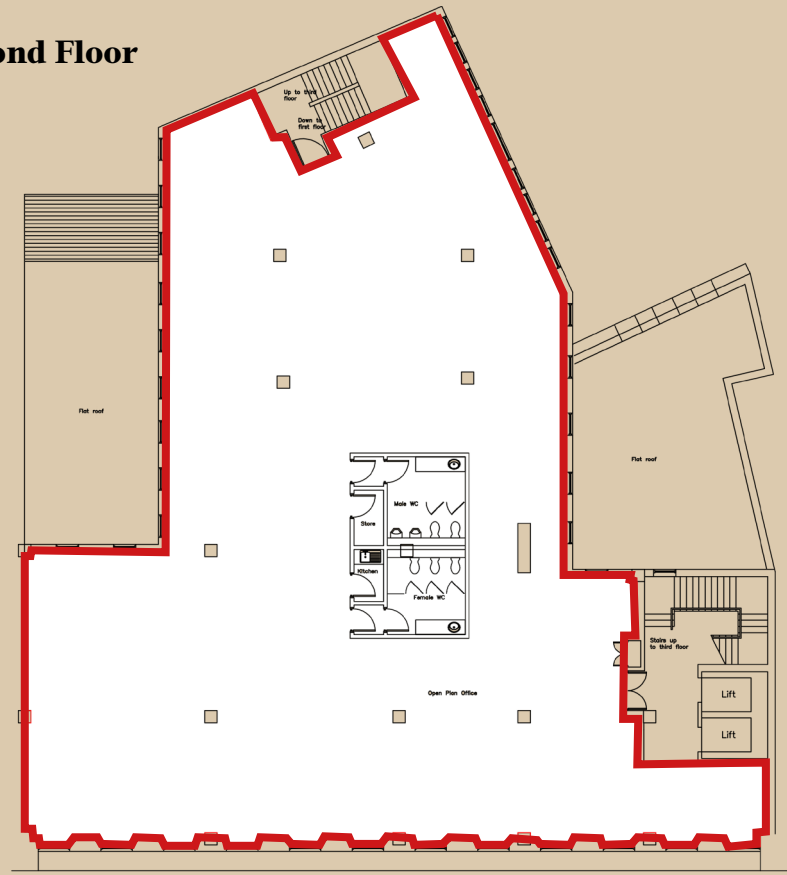
Legal Costs

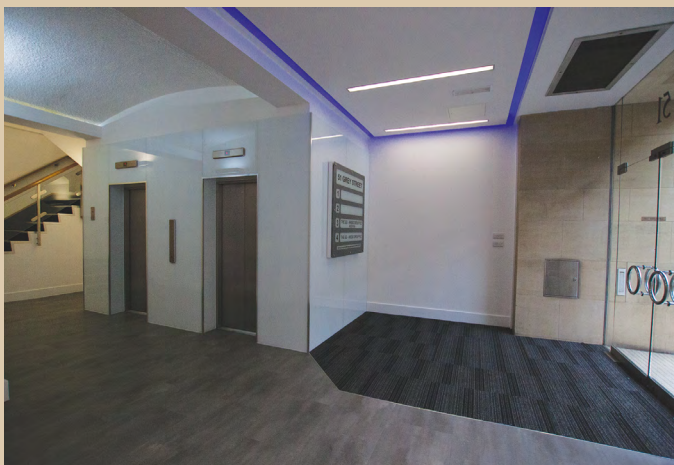
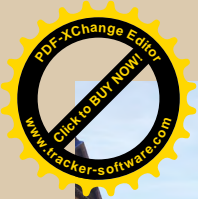
Each party is responsible for their own legal costs incurred within any transaction.

First Floor



Second Floor





Important: Misrepresentation Act 1967: The Agents for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither agents nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. June 2021 ref: 6782

Viewing

Strictly by appointment via sole agents BNP Paribas Real Estate:

Aidan Baker

- aidan.baker@realestate.bnpparibas
- Tel : +44 (0) 191 227 5737
- Mob: +44 (0) 7712 868537

John Routledge

- john.routledge@realestate.bnpparibas
- Tel : +44 (0) 191 227 5714
- Mob: +44 (0) 07826889598

0191 232 8127
 realestate.bnpparibas.co.uk