

# TO LET

Office and Incubation Accommodation

INCENTIVES AVAILABLE



## MAYBROOK HOUSE

Grainger Street, Newcastle Upon Tyne NE1 5JE

# KEY CITY CENTRE LOCATION

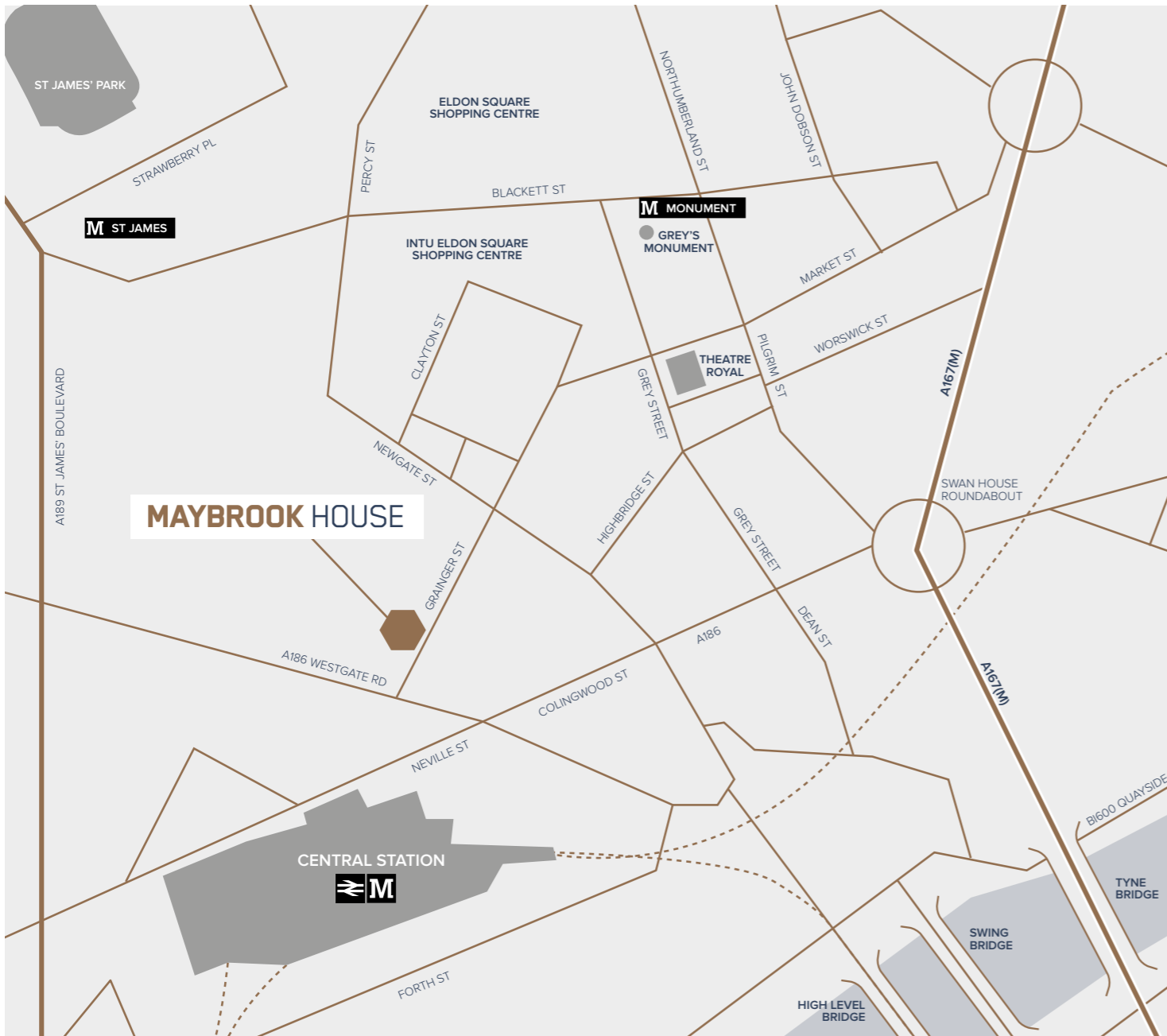
Maybrook House occupies a key city centre location in the immediate vicinity of **Newcastle Central Station**.



**MAYBROOK HOUSE**



# NEWCASTLE UPON TYNE



**Newcastle**  
has a population of  
**302,800**  
(2019)

**681,300**  
people located  
within a **30 minute**  
commute

Newcastle  
**Central Station**  
**2 mins**  
walk

**London**  
**2 hrs 40 mins**  
by train

**Edinburgh**  
**1 hr 30 mins**  
by train

**Two**  
leading universities  
attracting  
**55,000**  
students

Newcastle Upon Tyne is considered the commercial capital of the North East and consists of the highest concentration of commercial, retail and leisure offerings. Newcastle has a population of 302,800 (2019) with a further 681,300 people located within a 30 minute commute from the neighbouring areas of North Tyneside, South Tyneside and Northumberland.

Newcastle Upon Tyne is located approximately 286 miles north of London and 105 miles south of Edinburgh and is well connected via the existing road network including the A1(M) which grants access to both London and Edinburgh and is located approximately 2 miles to the west of the property.

The city is well served by public transport. Newcastle Central Station an established station on the East Coast Mainline provides connections regionally (Morpeth, Sunderland, Hexham, Corbridge) and Nationally with connections to London Kings Cross in 2 Hours 40 Minutes and Edinburgh in 1 Hour 30 Minutes. Newcastle Central Station is also the main interchange for the Tyne & Wear Metro which runs throughout the conurbation of Newcastle Upon Tyne including areas along the coast, Gateshead and Sunderland and is supported by 60 stations throughout the region. Newcastle international airport which is located 6 miles from the subject property offers daily flights to Amsterdam, Dubai and London.

Newcastle Upon Tyne is home to two leading universities, Newcastle and Northumbria which attract in excess of 55,000 students from the UK and abroad; offering a large talent pool for both established and company start-ups.



## CITY LIFE ON YOUR DOORSTEP



Maybrook House is prominently located on Grainger Street within Grainger Town, which forms the heart of Newcastle City Centre. 40% of the buildings within Grainger Town are Grade I or Grade II\* listed, emphasising the significance of the architecture. The property is situated to the south end of Grainger Street a two-minute walk from the retail core and in close proximity to the transport hub of Central Station. This area in particular has seen significant investment mainly through NE1 and Network Rail's refurbishment of the Central Station doubling the size of retailing and leisure provisions in and around the Station.

### KEY

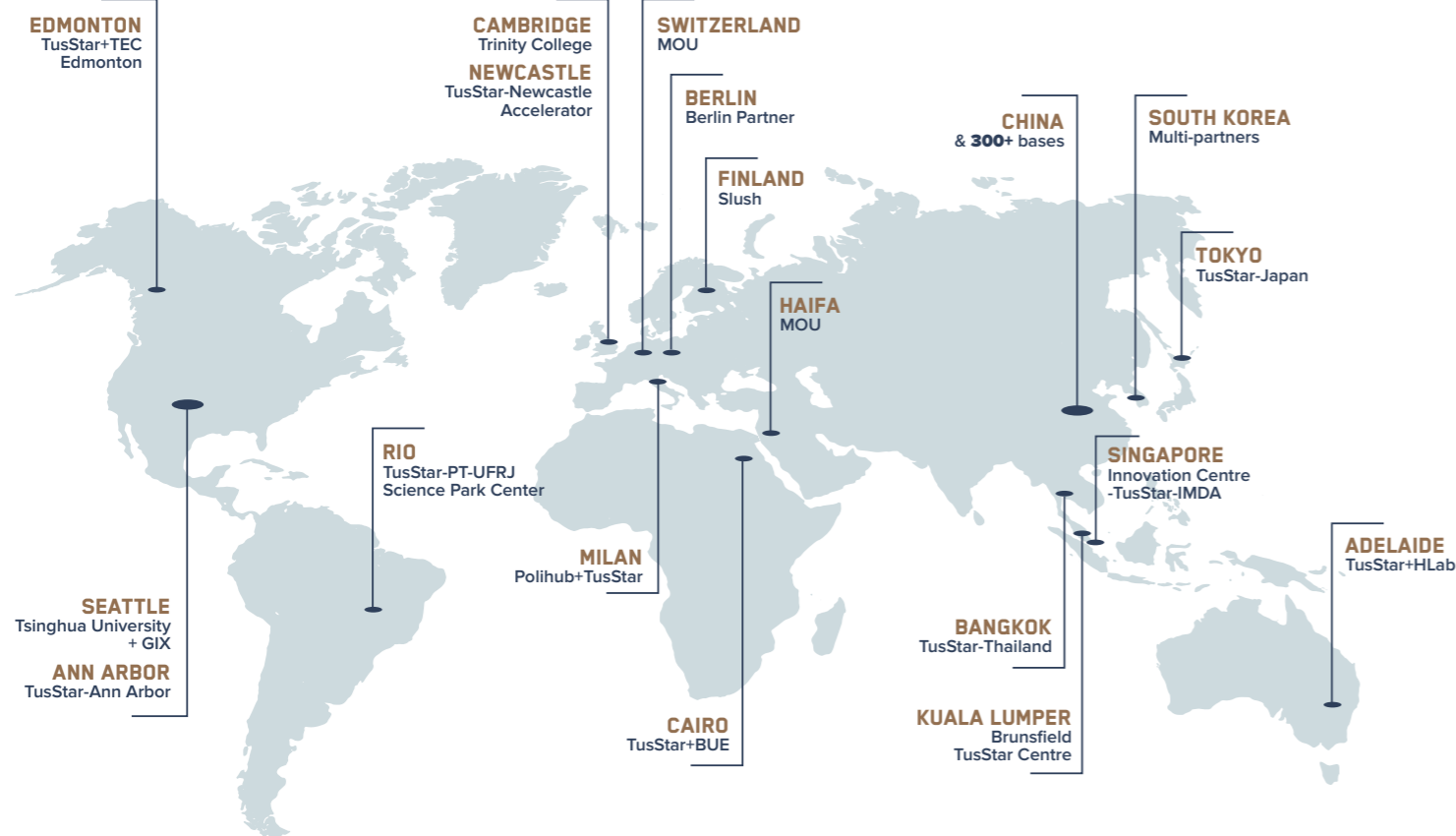
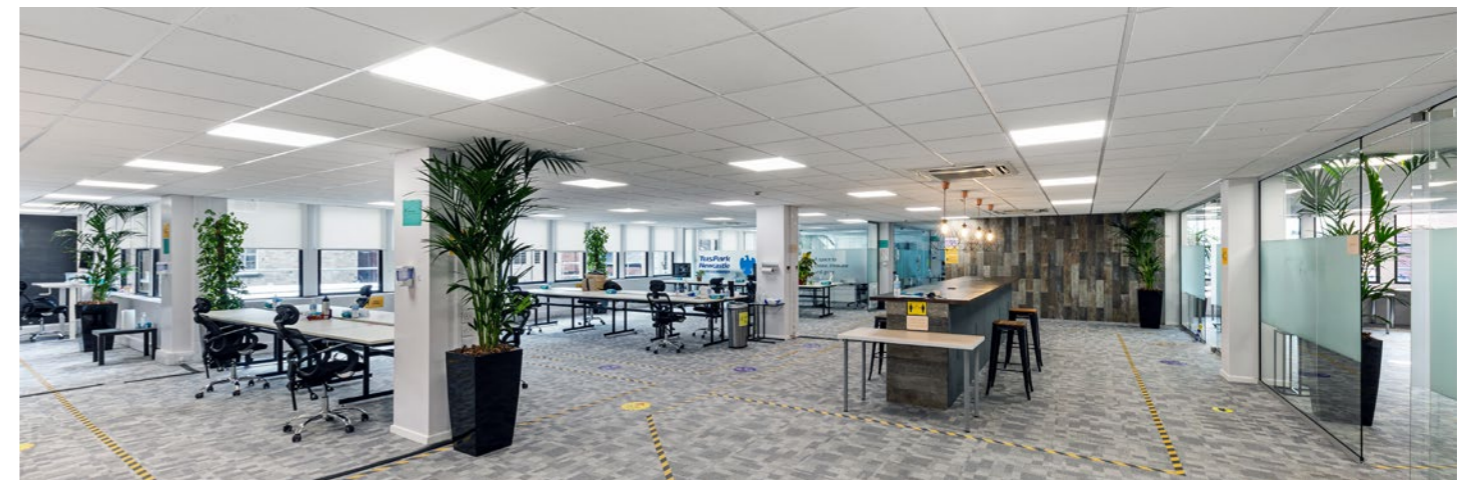
- |                          |                            |
|--------------------------|----------------------------|
| 1 Maybrook House         | 11 The Gate                |
| 2 Central Station        | 12 Eldon Square            |
| 3 The Stephenson Quarter | 13 Grey's Monument         |
| 4 Central Square South   | 14 Haymarket               |
| 5 Central Square         | 15 Cathedral               |
| 6 City Gate              | 16 55 Degrees North        |
| 7 Science Central        | 17 Cale Cross & Tyne House |
| 8 St James Park          | 18 Vermont Hotel           |
| 9 Wellbar Central        | 19 Copthorne Hotel         |
| 10 Time Central          | 20 Centre For Life         |

# TUSPARK

**Maybrook House** is owned and run by **TusPark**, a global tech ecosystem supporting businesses and entrepreneurs in the world who need help to scale-up internationally through market entry, market development, soft-landing, and venture capital investment. TusPark also has presences in South East Asia (Singapore, Malaysia, Thailand), Australia, the US and Canada, helping entrepreneurs and businesses to internationalize in both directions: that is, supporting talented entrepreneurs interested in expanding to the UK; and, vice-versa, UK entrepreneurs who wish to overseas via the TusPark network. TusPark is a member of the International

Association of Science Parks, managing physical assets over US\$30 Billion, and as a venture capital investor, it has a portfolio of over 800 companies.

TusPark and Barclays jointly operate the First Floor of Maybrook House, as TusPark Eagle Labs, and is available for tenants of Maybrook House to use and tap into the range of services TusPark have to offer. The Eagle Labs network is the largest incubator network in the UK, with 25 sites. TusPark Eagle Labs also has on-site a Makerspace that would be helpful for internet-of-things and digital companies who wish to engage in hardware innovation.



## MAYBROOK HOUSE



## DESCRIPTION

Maybrook House comprises a mixed use building constructed in the 1970's, arranged over a basement and five upper floors, providing a total of 39,945 sq ft of open plan office accommodation.

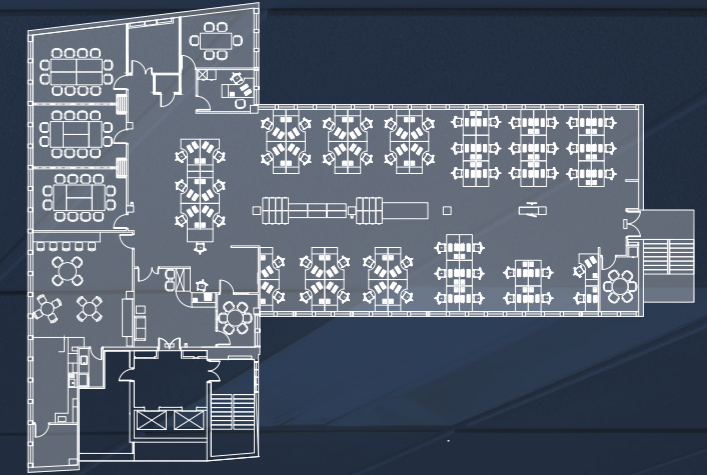
The office accommodation benefits from the following specification:

- Dedicated ground floor reception
- Suspended ceilings
- LG7 compatible recessed lighting
- VRF Air Conditioning
- Shower Facilities
- 2 x 10 person passenger lift
- TusPark integrated services (located on the 1st floor) incorporating meeting rooms and business-related services
- Dedicated fibre connection – 1GB Download/Upload speed
- Visitor Parking provided (2 bays) along with exclusive rates to nearby parking facilities

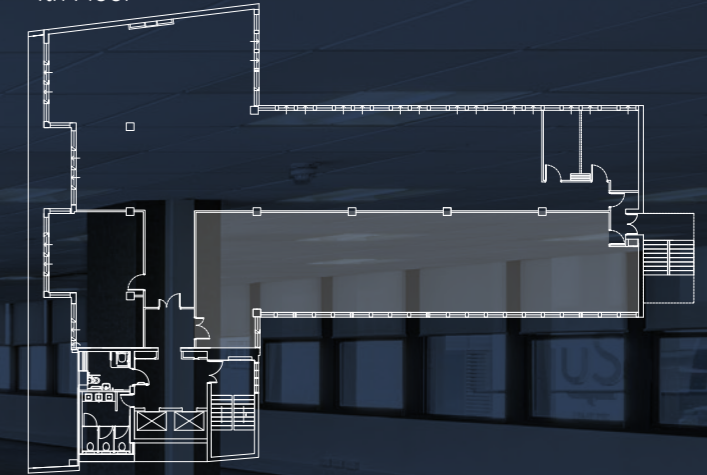




1st Floor



4th Floor



## AVAILABLE ACCOMMODATION

There are currently two suites available at Maybrook House, along with Start up and Incubation space available with the TusPark Eagle Labs located on the 1st floor – please contact us for further information in relation to both the office suites and TusPark Eagle Labs.

SUITE	SIZE (sq ft)
1st Floor	6,422
Part 4th Floor	1,895



## ADDITIONAL INFORMATION

### RENT

£17.50 per sq ft.

### SERVICE CHARGE

£5.17 per sq ft.

### BUSINESS RATES

£5.90 per sq ft (we recommend interest parties make their own enquiries with the VOA as to their own Rates Payable).

### PARKING

TusPark have negotiated with Hotel Indigo (located behind Maybrook House) to allow tenants to use their car park at a charge of £125 plus VAT per bay per month.

### EPC

Rating - E.

### VAT

All quoted figures are subject to VAT.





## CONTACT



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#### Date of particulars and photos

April 2021