

S



GREY STREET



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NEWLY AVAILABLE
OFFICE SUITE

THIRD FLOOR

2,228 SQFT

NEWCASTLE UPON TYNE NE1 6AH

SIXTY
GREY STREET
SIXTY

LOCATION

The property is located in a central position on the east side of Grey Street which is widely regarded as one of the finest streets in Europe.



The property is close to the junction with High Bridge Street and in close proximity to the Theatre Royal together with the superb range of national restaurant chains, independent bars and delis nearby.

The property is also within two minutes walk of Monument Metro Station and five minutes from Newcastle Central Station.



Grey's Monument and Metro Station

SIXTY
GREY STREET



Newcastle Central Station

SIXTY
GREY STREET
SIXTY

DESCRIPTION

Sixty Grey Street has the benefit of a comprehensive refurbishment behind the attractive listed façade.



Specification:

- Air conditioning
- Raised floors/perimeter trunking
- LED light fittings
- Contemporary decorations and new carpeting
- 1Gb high speed data connection
- Ground floor break out area and meeting room
- Male/Female and disabled WC facilities
- New showers
- Car parking
- Secure cycle store

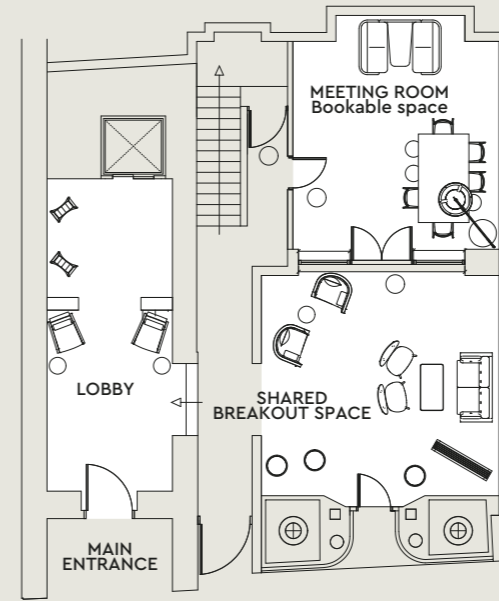


ACCOMMODATION

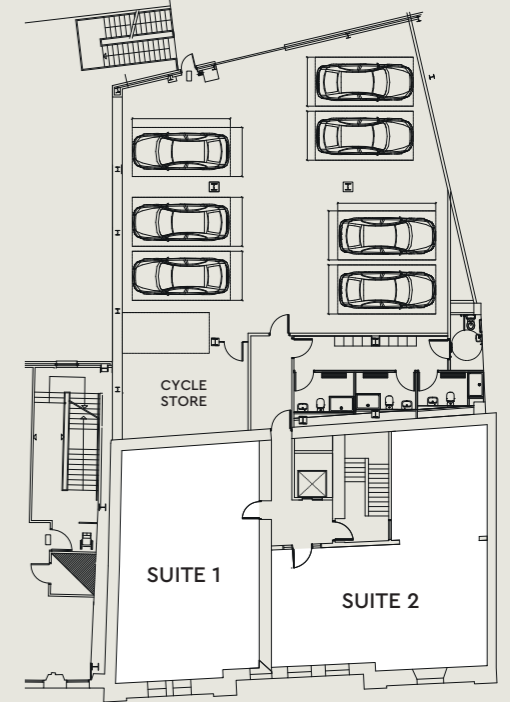
FLOOR	TENANT	SQ M	SQ FT
3RD FLOOR - SUITE 8	AVAILABLE	207	2,228
3RD FLOOR - SUITE 7	PAGEGROUP	88	947
3RD FLOOR - SUITE 6	TENEO	78	840
2ND FLOOR - SUITE 5	WATERS	207	2,228
2ND FLOOR - SUITE 4	INTERPATH ADVISORY	85	915
2ND FLOOR - SUITE 3	CORSTOPHINE & WRIGHT	76	818
1ST FLOOR - SUITE 2	CUSHMAN & WAKEFIELD	86	926
1ST FLOOR - SUITE 1	BGF	78.5	845
TOTAL	905.5	905.5	9,747



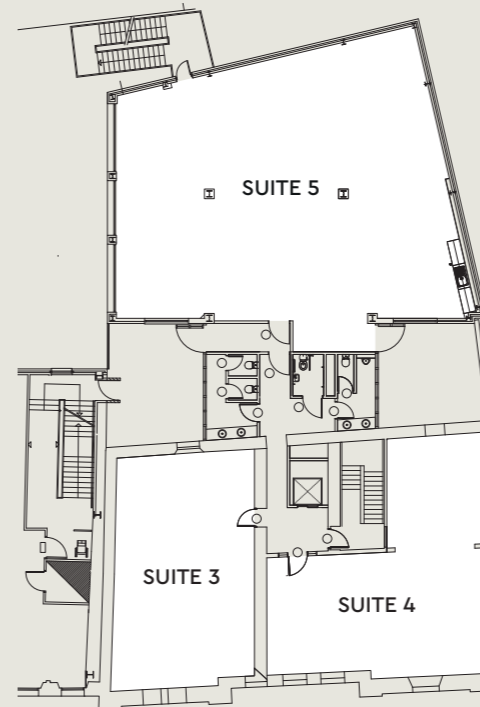
3RD FLOOR - SUITE 8



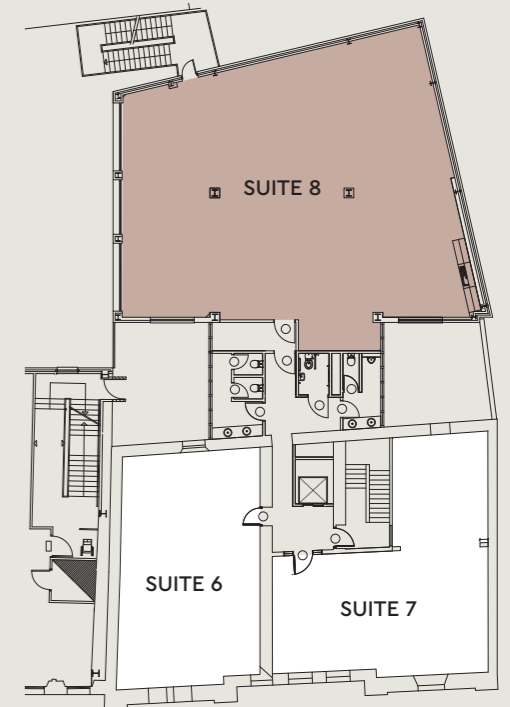
RECEPTION AND BREAK OUT AREAS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



SIXTY GREY STREET



TERMS

The suites are available individually or in a combination to suit your requirements and are offered on flexible lease terms to be agreed.

RENT

To be agreed.

BUSINESS RATES

We estimate rates payable to be in the order of £8.50psf. Interested parties should make their own enquiries with the local rating authority.

SERVICE CHARGE

Service charge is payable. Further details available on request.

EPC

The EPC is B 50.

LEGAL COSTS

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

CODE OF PRACTICE

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request.

A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

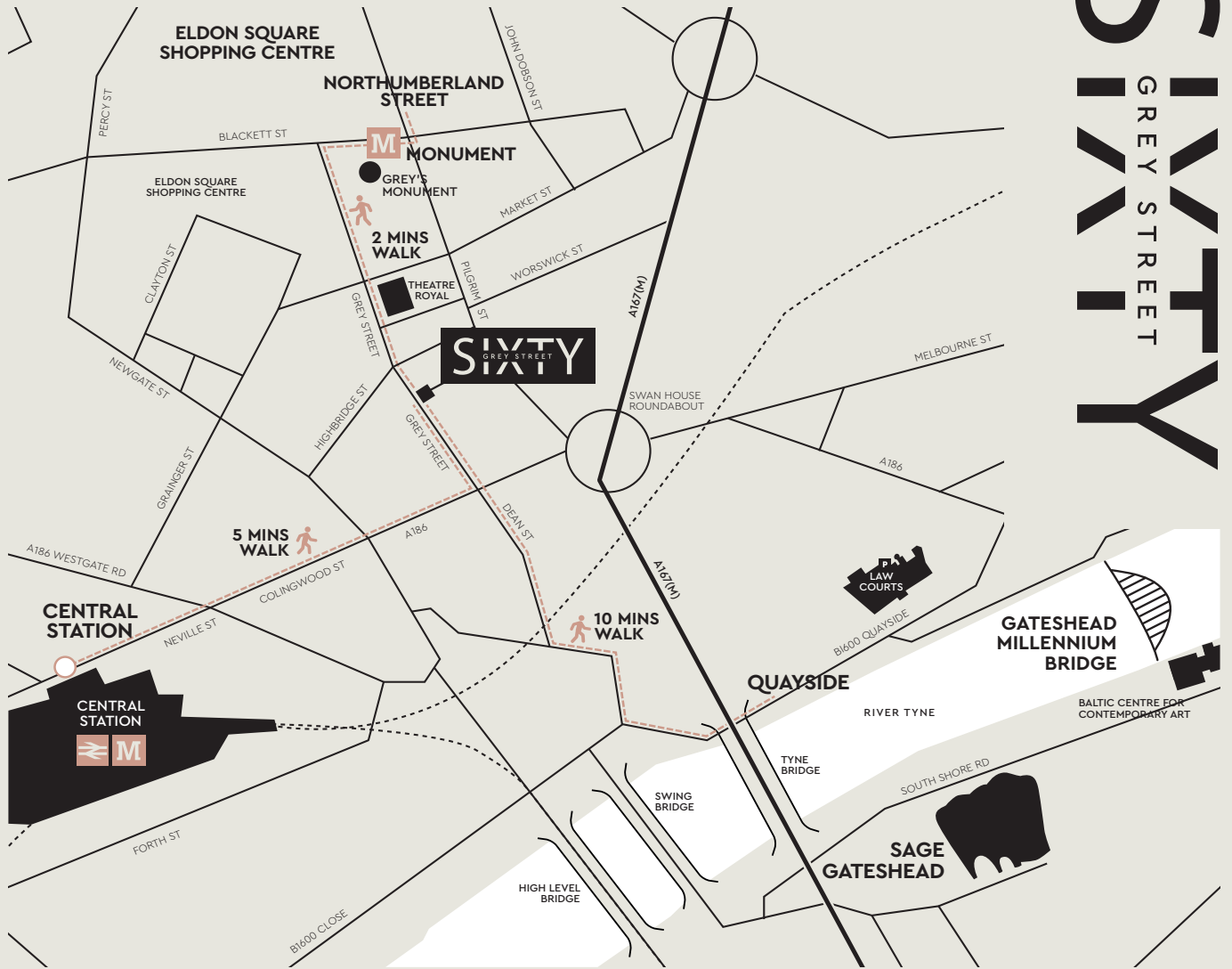
All rents, premiums and purchase prices quoted are exclusive of VAT.

All offers are to be made to Naylor's Gavin Black LLP and Savills on this basis and where silent, offers will be deemed net of VAT.





NEWCASTLE UPON TYNE NE1 6AH



SIXTY GREY STREET

FURTHER INFORMATION



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