

33

Grey Street

Newcastle NE1 6EE

GRADE A OFFICE TO LET
2,584 SQ FT (240.06 SQ M)
PRIME GREY STREET ADDRESS



33 Grey Street



33 Grey Street is a stunning Grade II* listed building which has been transformed to deliver unique office space in a first class location in the heart of Grey Street.



33 Grey Street

- 1 Harrys Bar
- 2 The Muddler
- 3 Theatre Royal
- 4 Grey Owl
- 5 Barluga
- 6 Revolution De Cuba
- 7 Pleased To Meet You
- 8 Miller & Carter
- 9 Gaucho
- 10 Dabbawal
- 11 Pani's
- 12 Cafe Andaluz
- 13 Everyman Cinema
- 14 Fenwick
- 15 Hotel Chocolat
- 16 End Clothing

Location

33 Grey Street is situated in the heart of Newcastle City Centre on Grey Street, in the central business hub, home to national occupiers including Rathbones, Arctic Wolf and Workman LLP.

Grey Street is renowned as being one of England's finest architectural streets and is home to offices, retailers, bars, restaurants and the Theatre Royal, creating a vibrant and active surrounding.

The location benefits from being within a five minute walk of Central Station, a five minute walk from Monument Metro and an eight minute walk from Haymarket Metro and bus station, providing convenient regional and national transport routes.

In addition to fantastic accessibility from train, metro and bus, the property benefits from on-site parking provision to the rear of the site, as well as cycle storage and on-site shower facilities.



RIVER TYNE



The Muddler Pan-Asian Restaurant



Monument Metro Station

Grey Street



Monument Mall

Harry's Bar Newcastle



Grey Owl Café Bar



Barluga Gastropub



33 Grey Street

Description

The available suite is situated on the 3rd floor of the prestigious property, accessed directly off Grey Street through an ornate entrance, providing a superb sense of arrival.

Following a refurbishment which completed at the start of 2024, there is a newly decorated, contemporary communal entrance, with feature lighting and lift access directly into the office suite.

The suite benefits from an open plan configuration and features three glazed meeting rooms, a boardroom, kitchen/breakout space and demised WCs.

The suite has recently been refurbished to provide accessed raised floors, strip LED lighting and CAT 5 cabling.



33

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Example fit-out from another floor

Example fit-out from another floor

33 Grey Street

Availability

FLOOR	SQ M (NIA)	SQ FT (NIA)
Third Floor	240.1	2,584

The available **third floor** office suite offers a superb workplace setting fitted with:



Meeting rooms



Raised access floors



Informal break out space



Boardroom



Kitchen



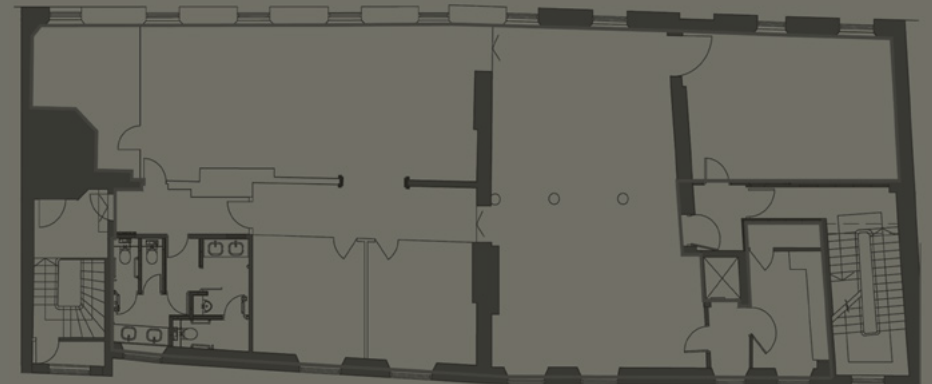
Fourth Floor
Henry Riley LLP

Third Floor
To Let

Second Floor
Kelly Services

First Floor
Monstarlab

Ground Floor
Barluga



Third Floor Plan



Terms

The property is available by way of a new (effective) FRI lease on a term of years to be agreed.

Rateable Value

The rateable value for the 3rd floor suite is £42,500.

Rent

The rent is £18.50 per sq ft exclusive.

Energy Performance Certificate

The EPC for the 3rd Floor is B-(49).

Service Charge

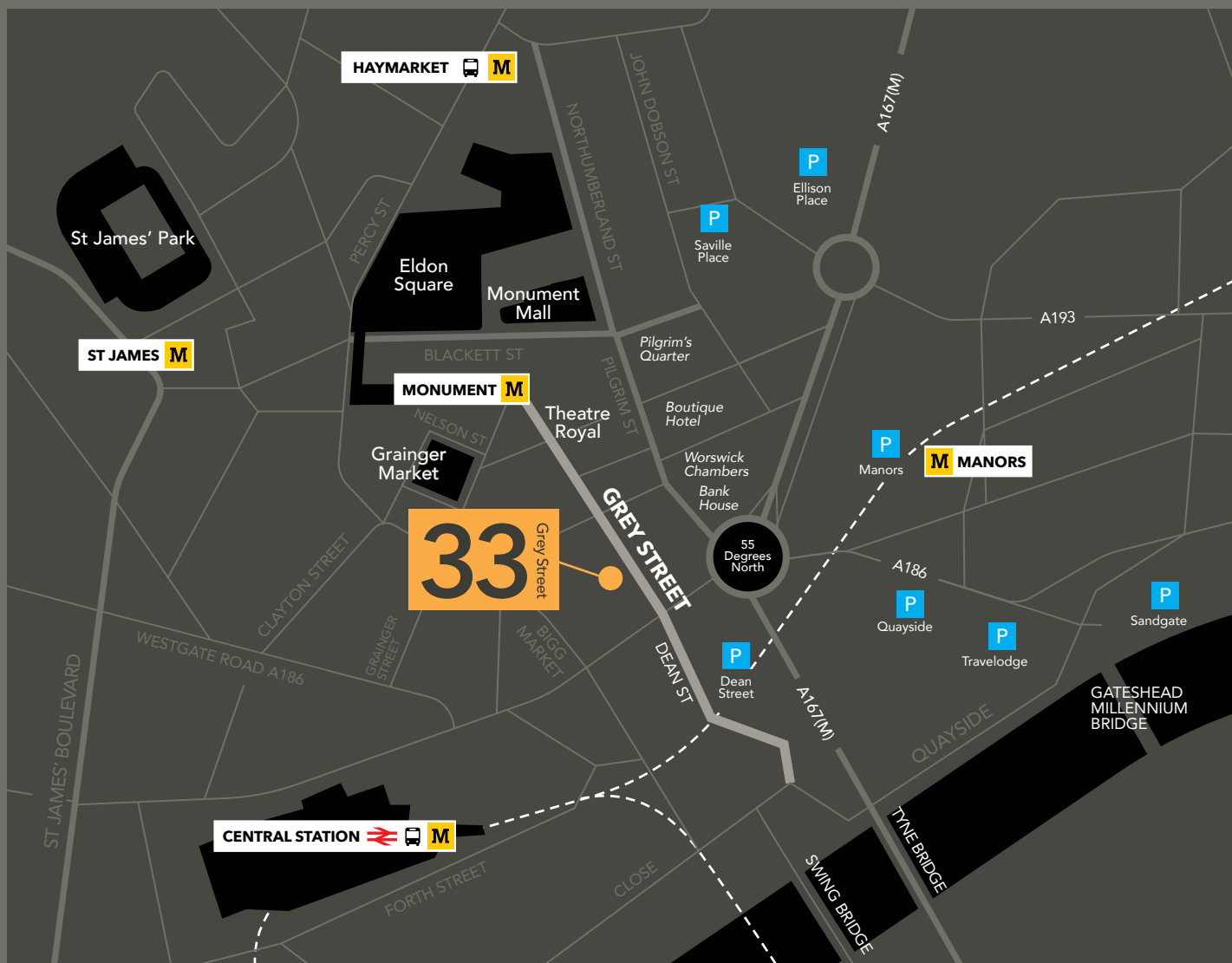
The tenant will be liable for paying a service charge in relation to the maintenance of the building's communal areas and structure.

Legal Costs

Each party is to be responsible for their own legal costs in connection with the preparation and execution of all legal documentation.

33

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By appointment through joint agents:



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