

OFFICES TO LET

Up to **5,152 sq. ft** of contemporary office space in a prominent city centre location

GAINSBOROUGH HOUSE

30 - 40 Grey Street | Newcastle upon Tyne | NE1 6AE



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RECENTLY
REFURBISHED
contemporary offices.

SUITES AVAILABLE UP TO
5,152 sq. ft.

LOCATED ON
GREY STREET
in the heart of Newcastle's
central business district.

SUITABLE FOR A VARIETY OF
DIFFERENT SIZE BUSINESSES.



SPECIFICATION

- Impressive city centre location
- Secure on-site car parking spaces
- 2 x 8 person passenger lifts for all floors
- Impressive entrance/reception area
- Cycle storage and shower facilities
- New LED lighting
- Raised flooring



example office space within Gainsborough House



ABOUT

Gainsborough House is located on one of England's finest streets, Grey Street, right in the heart of Newcastle's central business district.

The **Grade II Listed building** has recently been refurbished and undergone a number of external repairs and decoration.

It comprises 22,165 sq. ft modern, contemporary office space, shared reception area, including LED lighting throughout, shower facilities, new flooring and modern decoration.





The fourth floor office space at Gainsborough House offers **22,165 sq. ft** of contemporary space, 5,152 currently available to rent with flexible, open-plan spaces. This floor can be split into suites from 1,000 sq. ft upwards as well as partitioned to provide meeting rooms/private offices as per tenant requirements.

Each office is allocated **secure on-site car parking** spaces and bicycle parking.

There is 4,279 sq.ft of commercial space on the ground floor which is occupied by artisan, wood-fired pizza restaurant, Pizza Punks.



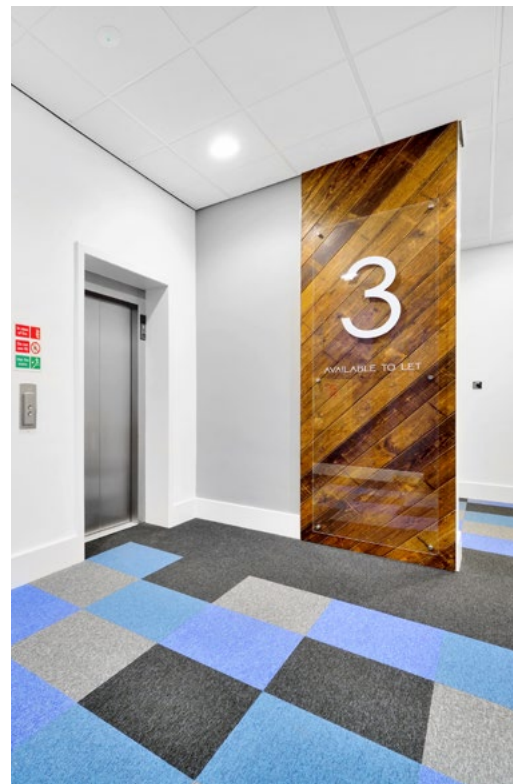


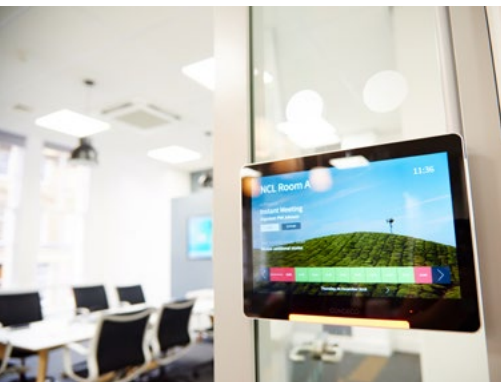
example office space within Gainsborough House

OFFICE INTERIOR

This page exhibits the contemporary interior of available space and communal areas in Gainsborough House.

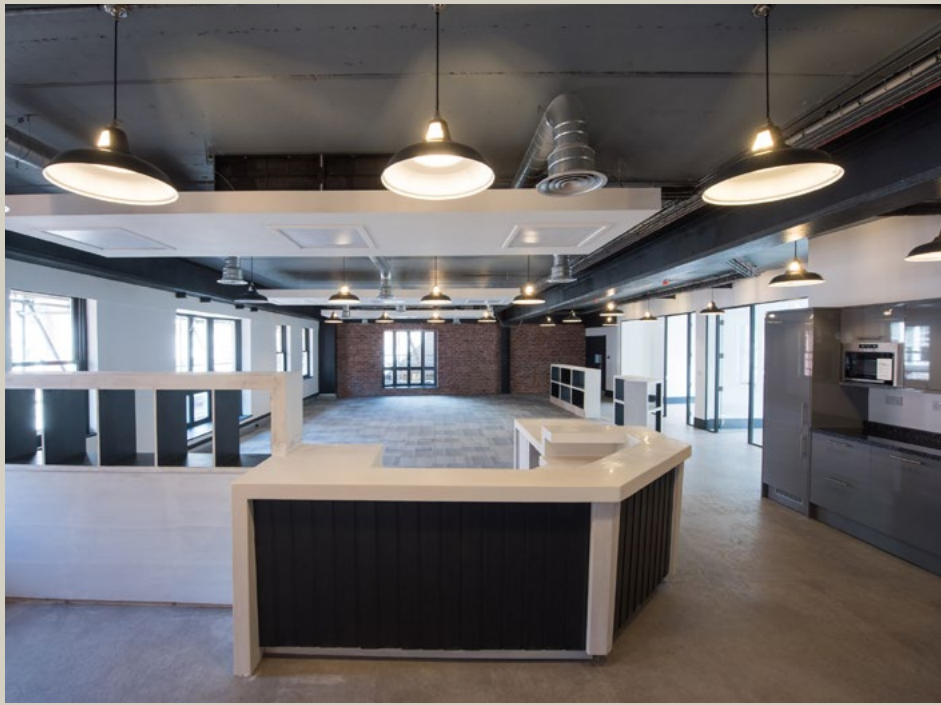
Refurbished to emphasise the bright, vibrant space available to let. Spaces can be reconfigured to suit requirements.





OFFICE FIT OUT IDEAS

Please find on this page a selection of images demonstrating the Evolved Search office fit out within Gainsborough House.



Dean Street Arch



FIT OUT EXAMPLES

We work collaboratively with incoming tenants on the fit-out and design of their units to meet their unique needs.

- Reception refurbishment
- Removing suspended ceilings
- Exposed services
- Installing brick slipped walls
- Industrial finishes



St Ann's Quay





LOCATION

Gainsborough House is located on one of England's finest streets, Grey Street, right in the heart of Newcastle's main business and leisure areas.

Monument Metro Station, Eldon Square Shopping Centre, Fenwick and Monument Mall are less than a 3 minute walk away.

There are a number of bus stops located on Pilgrim Street and Blackett Street which have services running across the North East, as well as Monument Metro which is minutes walk away.

Central Station is approximately a 6 minute walk and provides access to national rail networks, with the ability to reach London in less than 3 hours.

AERIAL VIEW LOCATION



MILLENIUM BRIDGE

THE SAGE GATESHEAD

TYNE BRIDGE

QUAYSIDE

A167(M) CENTRAL
MOTORWAY

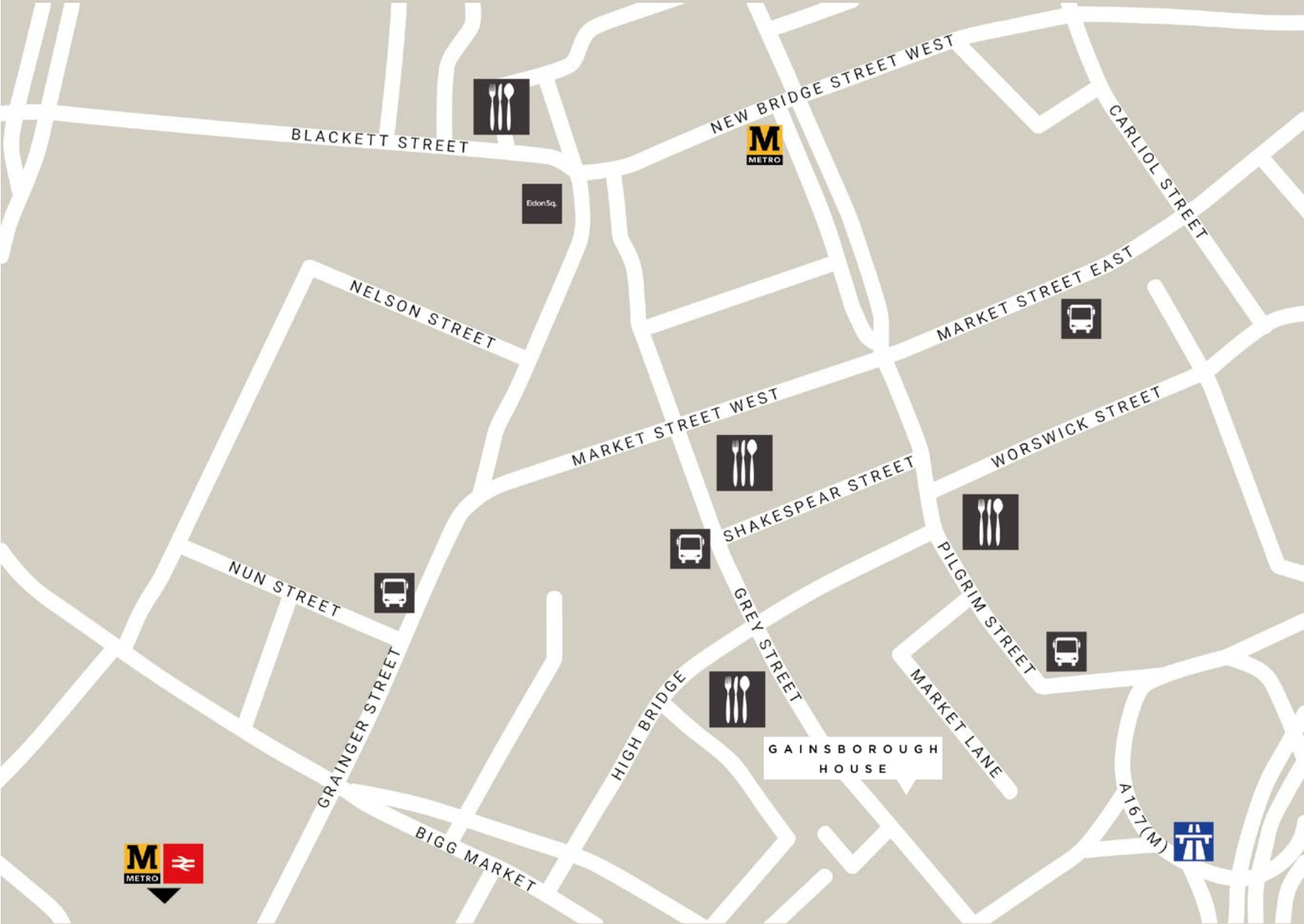
G A I N S B O R O U G H
H O U S E

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CENTRAL STATION

GREY STREET

NE1 6AE LOCAL AMENITIES



BUS STOP

62 ft
1 min



FOOD & DRINK

0.1 miles
2 min



METRO

0.2 miles
3 min



SHOPS

0.3 miles
4 min



CENTRAL STATION

0.4 miles
6 min



FOOD & DRINK

0.3 miles
4 min





FOURTH FLOOR LAYOUT

5,152 sq. ft.
AVAILABLE

Illustration not to scale.

Areas approximate.

INDICATIVE FITOUT / OFFICE DIVISION

GAINSBOROUGH HOUSE

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CONTACT

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arrange a viewing:

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AVAILABLE SPACE

FOURTH FLOOR

5,152 sq. ft office benefitting from raised flooring and LED lighting. Suites within the Fourth Floor can be reconfigured to suit requirements for smaller office space.

LEASE TERMS

Both spaces are available by way of a new effective Full Repairing and Insuring lease, for a term to be negotiated. Rent upon application.

SERVICE CHARGE

A service charge will be levied proportionate to the floor area occupied.

ENERGY PERFORMANCE CERTIFICATE

The fourth floor has an energy performance rating of C(54). Full certificate available upon request

RATEABLE VALUE

Available on request.

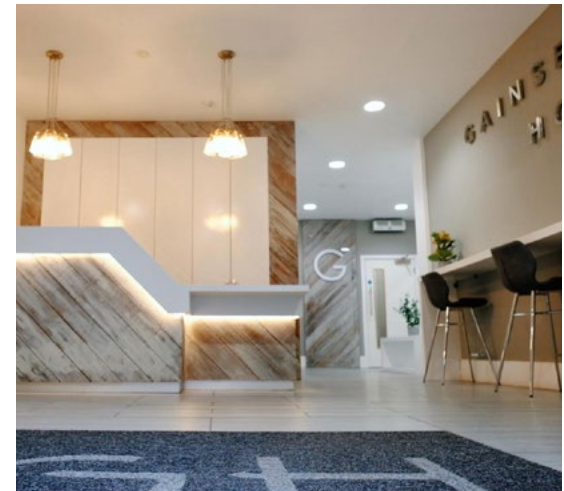
VAT

All prices are deemed exclusive of VAT

LEGAL COSTS

Each party is responsible for their own legal fees incurred.

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