



OFFICES TO LET

Up to **3,050 sq. ft** of contemporary office space
in a prominent city centre location

GAINSBOROUGH HOUSE

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

GAINSBOROUGH HOUSE

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

RECENTLY
REFURBISHED
contemporary offices.

SUITES AVAILABLE FROM
1,600 - 3,050 SQ. FT.

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

SUITABLE FOR A VARIETY OF
DIFFERENT SIZE BUSINESSES



Example office space within Gainsborough House

SPECIFICATION

Located on Gray Street, one of Newcastle's most prestigious streets

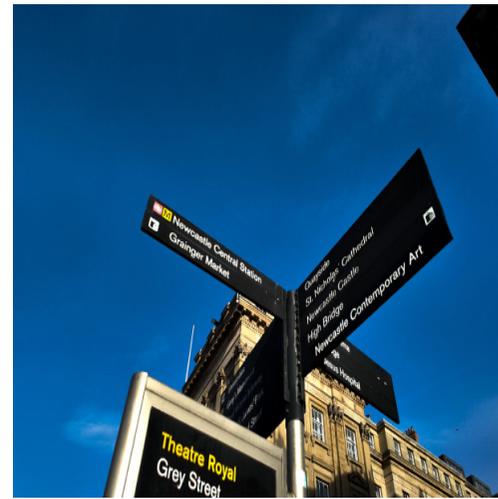
Secure on-site car parking spaces

2 x 8 person passenger lifts
for all floors

Impressive entrance/reception area

Cycle storage and shower facilities

LED lighting



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.





We currently offer, 1,600 – 3,050 sq. ft to rent, with flexible, open-plan spaces.

The ground floor comprises 4,279 sq. ft of commercial space, occupied by Pizza Punks, a highly rated (4.6-star) artisan, wood-fired pizza restaurant.

Available space

The second floor is divided into three suites:

- Suite 1 – Grey Street front-facing, approximately 2,820 sq. ft
- Suite 2 – Market Lane-facing, 1,765 sq. ft
- Suite 3 – Market Lane-facing, 1,636 sq. ft

The fourth floor:

- Suite 2 Market Lane-facing benefiting access to the roof terrace, 3,045 sq.ft

Space is subject to final floor areas

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



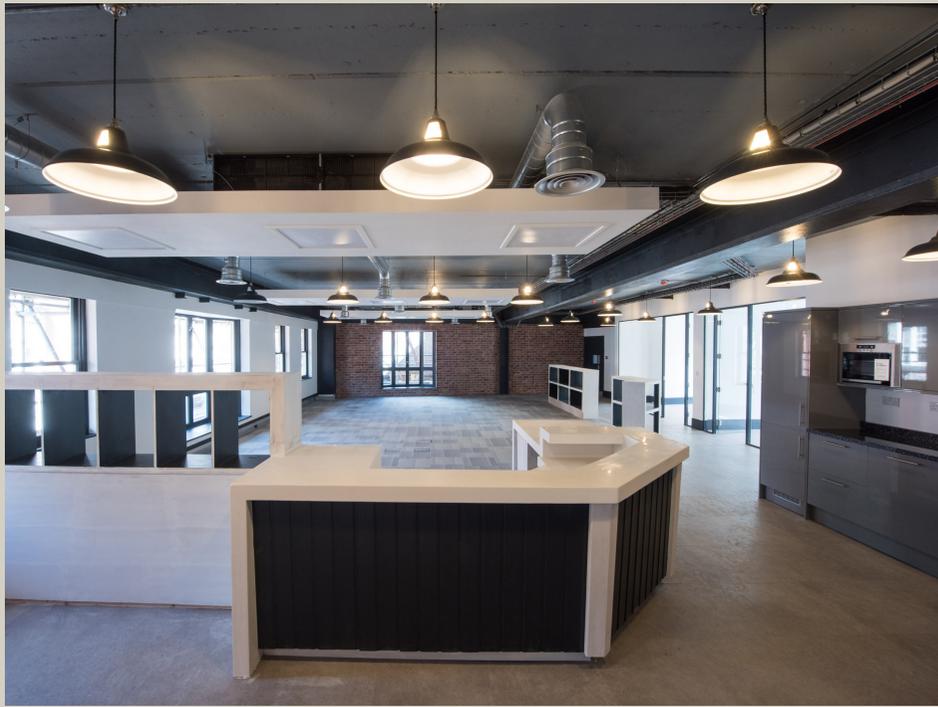


OFFICE INTERIOR

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

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





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
- Glazed Cellular Offices



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 Blckett 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



MILLENNIUM BRIDGE

THE SAGE GATESHEAD

TYNE BRIDGE

QUAYSIDE

A167(M) CENTRAL
MOTORWAY

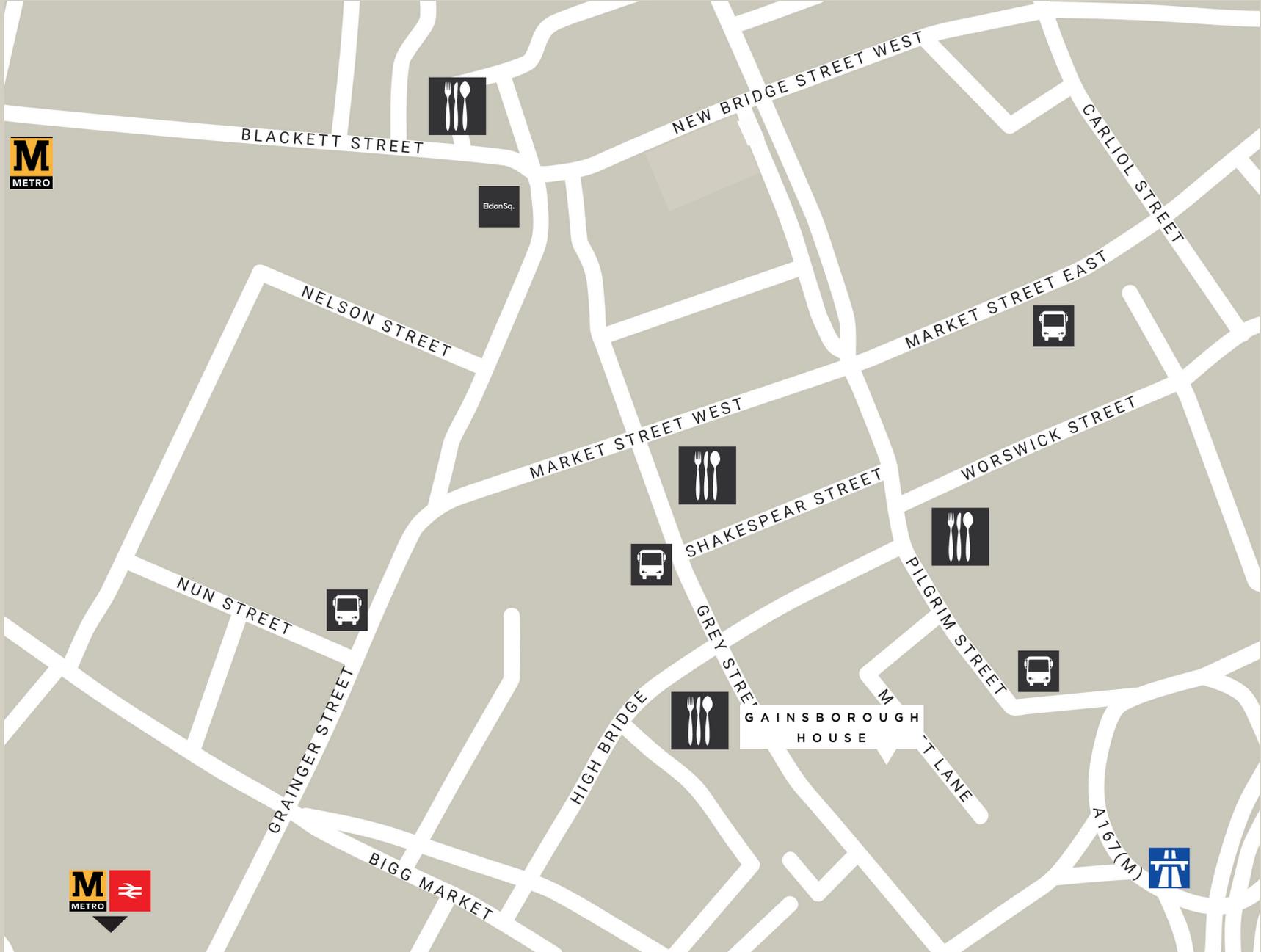
GAINSBOROUGH
HOUSE

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

CENTRAL STATION

GREY STREET

NE1 6AE LOCAL AMENITIES



 **BUS STOP**
62 ft
1 min 

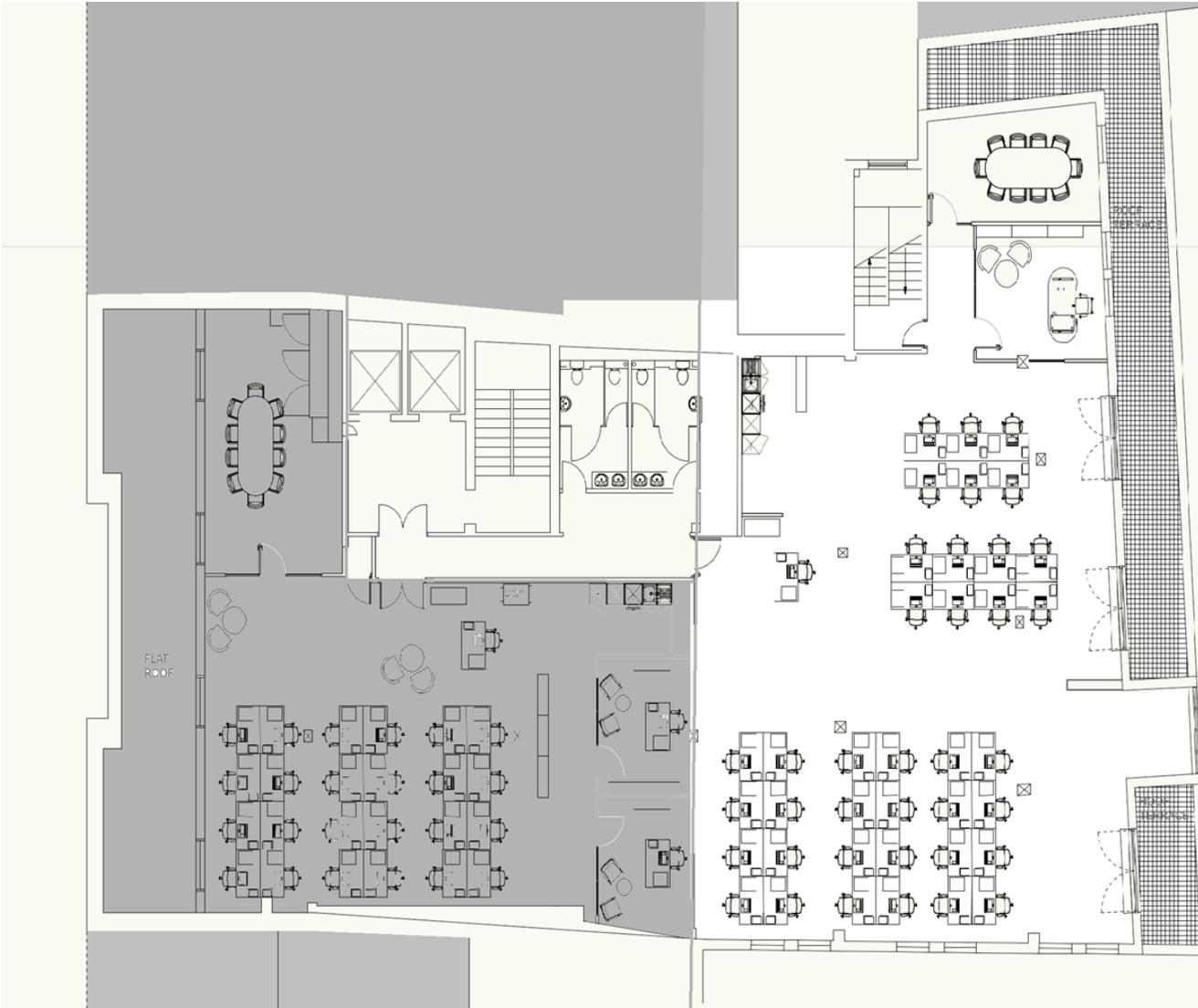
 **FOOD & DRINK**
0.1 miles
2 min 

 **METRO**
0.2 miles
3 min 

 **SHOPS**
0.3 miles
4 min 

 **CENTRAL STATION**
0.4 miles
6 min 

 **MOTORWAY**
0.3 miles
2 min 



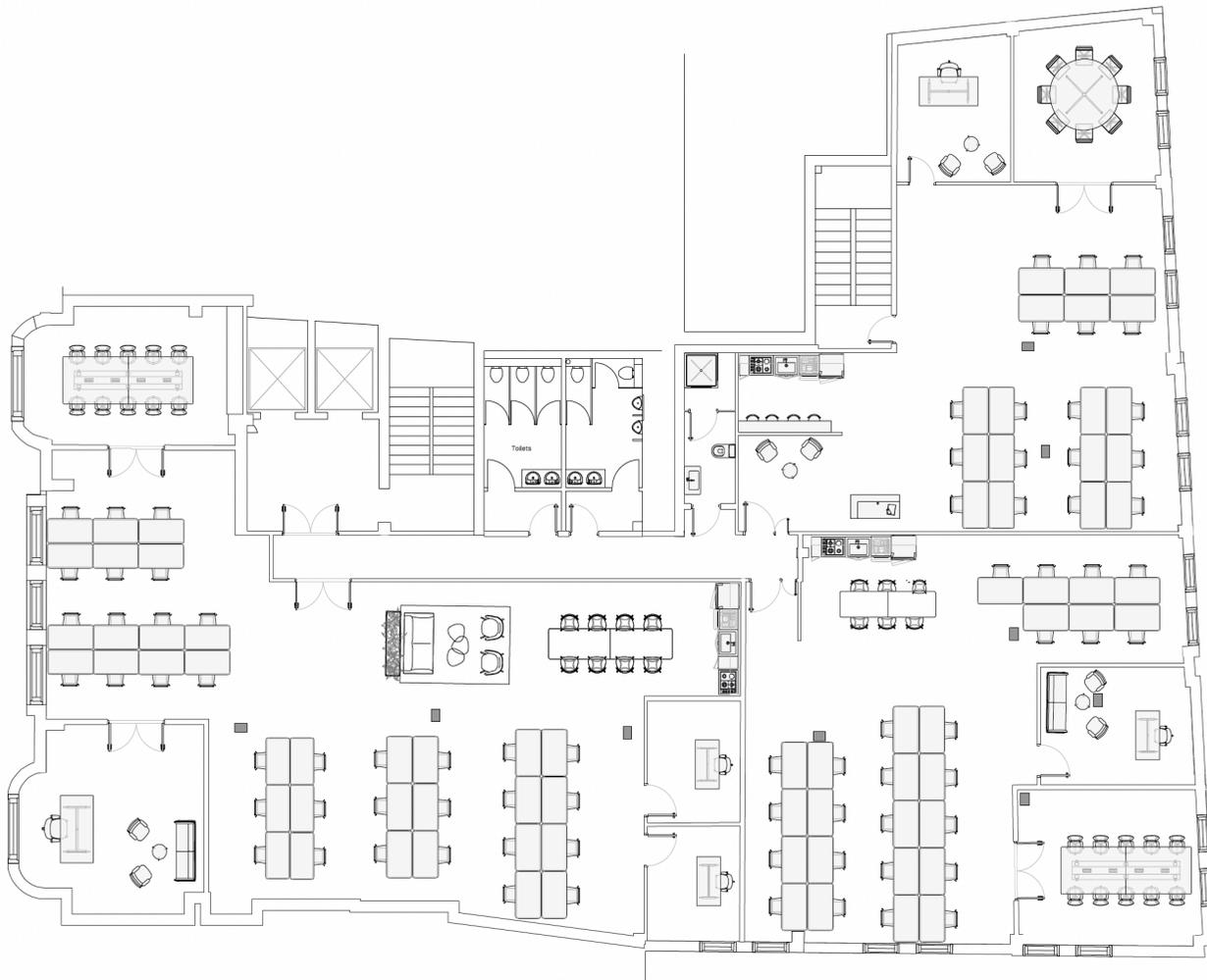
FOURTH FLOOR LAYOUT

3,050 sq. ft.
AVAILABLE

Illustration not to scale.

Areas approximate.

INDICATIVE FITOUT / OFFICE DIVISION



SECOND FLOOR LAYOUT

1,600 – 2,820 sq. ft.
AVAILABLE

Illustration not to scale.

Areas approximate.



INDICATIVE FITOUT / OFFICE DIVISION

GAINSBOROUGH HOUSE

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

CONTACT

For further information or to
arrange a viewing:

Grace Thompson
Leasing Manager

E: gracethompson@adderstonegroup.com
T: 0191 269 9944

Melanie Tully MRICS
Commercial Estates Manager

E: melanietully@adderstonegroup.com
T: 0191 269 9908

Alternatively, contact the Parker Knights
team on:

Michael Downey

E: mdowney@parkerknights.co.uk
T: +44 7711 767 423

Carolyn Ridley

E: cr Ridley@parkerknights.co.uk
T: +44 7437 911 193

AVAILABLE SPACE

FOURTH FLOOR

Office 2 (Facing Market Lane): 3,045.19 sq. ft

SECOND FLOOR

Suite 1 – Grey Street front-facing, 2,820 sq ft

Suite 2 – Market Lane-facing, 1,765 sq ft

Suite 3 – Market Lane-facing, 1,636 sq ft

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

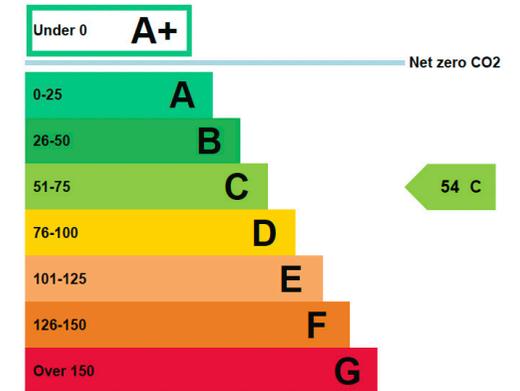
RATEABLE VALUE

Available on request.

adderstonegroup.com | T: 0191 269 9944

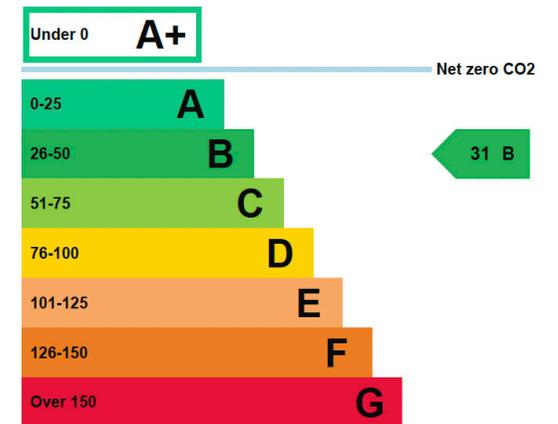
FOURTH FLOOR

This property's energy rating is C.



SECOND FLOOR

This property's energy rating is B.



MISREPRESENTATIONS ACT: Adderstone Management Limited for themselves and for the vendors/lessors of the property whose agents they are, give notice that: 1. These particulars are set out as a general outline for the guidance of the intended purchasers or lessees, and do not constitute part of, an offer or contract; 2. All descriptions, dimensions, reference to, tenure, tenancies, condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3. No person in the employment of Block Real Estate Limited has any authority to make or give any representations or warranty in relation to this property. February 2026