



NELSON STREET

NEWCASTLE NE1 5AW

A different way to work

160.91 SQ M
(1,732 SQ FT)

Bringing community back to the workplace at one of Newcastle's most iconic addresses.

A BUILDING
RE-IMAGINED,
FROM BEING
ONE OF THE
CITY'S BEST
KNOWN VENUES,
TO THE PERFECT
WORKPLACE.

A building with immense character,
has been transformed into exceptional
workspace in a prime city centre location.

Coming in Q1 2024, this familiar
building will be opening its doors
again, repurposed and reinvented
for an exciting new chapter.



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STREET
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8 NELSON STREET IS IN THE CENTRE OF THE HISTORIC AND BUSTLING GRAINGER TOWN IN NEWCASTLE CITY CENTRE.



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NELSON STREET

8 NELSON STREET IS SURROUNDED BY A DIVERSE MIX OF NATIONAL RETAILERS, INDEPENDENT SHOPS, RESTAURANTS AND CAFÉS.



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THE LOCATION

GRAINGER TOWN IS THE HEART AND SOUL OF NEWCASTLE, WITH ITS 1830s NEOCLASSICAL ARCHITECTURE DESIGNED BY RICHARD GRAINGER.

Grainger Town is home to the Theatre Royal, Grey's Monument, the Central Arcade and Grainger Market, some of which date back to the early 19th century.



CGI of Grainger Market Regeneration on Nelson Street, due to complete Spring 2025.

©FaulknerBrowns Architects + Pillar Visuals

Grainger Market



8 Nelson Street stands opposite the Grainger Market, which houses a range of traditional market stalls through to independent bistros and coffee shops, including favourites such as Acropolis, The Pig Sty and North Shore Coffee.



Acropolis



Central Arcade



North Shore Coffee Co.



The Pig Sty



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COMMUNICATION

Nelson Street has immediate access to Newcastle's public transport links, being only a 2-minute walk to the Monument Tyne and Wear Metro Station, and a 5-minute walk to Newcastle's Central Station.

Newcastle International Airport is a 28 minute Metro journey with trains running every 12 minutes.

TRAVEL TIMES

ROAD

Newcastle Int. Airport	20mins
Sunderland	37mins
Leeds	1 hr 20mins
Manchester	2hrs 10mins

RAIL

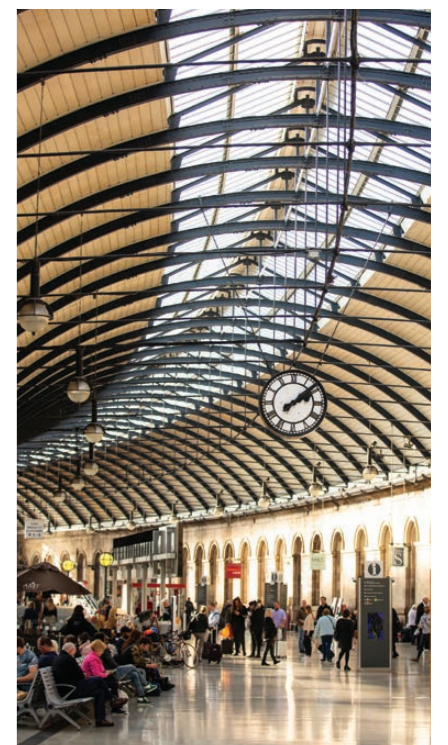
Edinburgh	1 hr 35mins
Leeds	1 hr 20mins
Manchester	2hrs 10mins
London Kings Cross	2hrs 45mins



Monument Metro Station

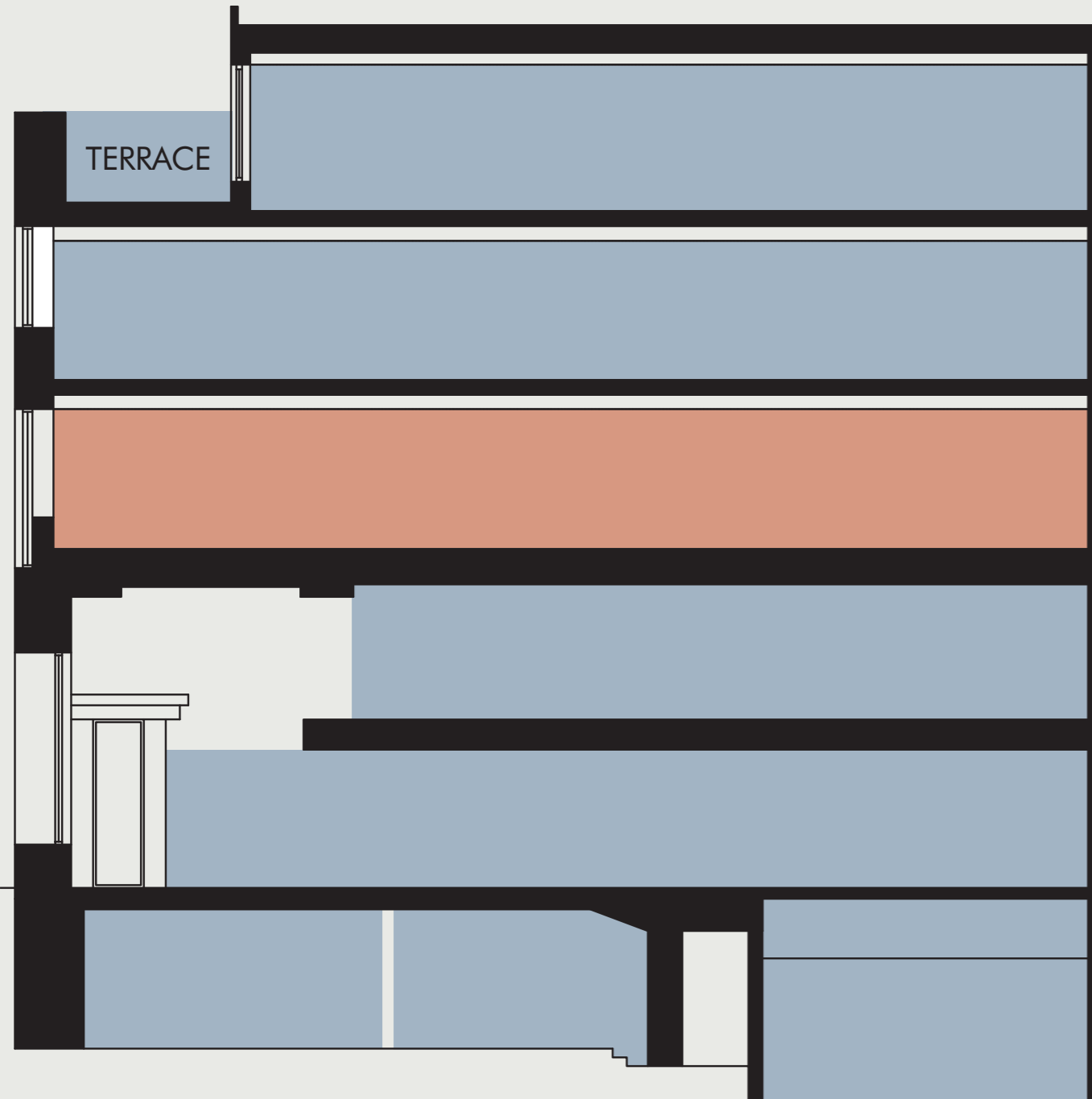


Quaylink Bus Service



Newcastle Central Station

THE STACK



FLOOR	SQ M	SQ FT
FOURTH	LET TO GLOBAL MARITIME CONSULTANCY	
THIRD	LET TO GLOBAL MARITIME CONSULTANCY	
SECOND	160.91	1,732
FIRST	LET TO MOWGLI	
GROUND	LET TO MOWGLI	
BASEMENT	LET TO MOWGLI	
AVAILABLE	160.91	1,732

THE ACCOMMODATION

OFFERING AN OFFICE
EXPERIENCE LIKE NO
OTHER IN THE CITY,
THE BUILDING HAS IT ALL.

Inspired by the Bauhaus Movement, the interior design of 8 Nelson Street fuses art, craftsmanship and functionality. Clean lines, geometric shapes and the use of contemporary artwork throughout are synonymous with the late 19th Century movement.

Exposed ceilings maximise the height on the floors, creating a light and airy environment. Industrial fixtures and fittings bring a modern feel to create a cool contemporary hub to compliment the buildings prime city centre location.



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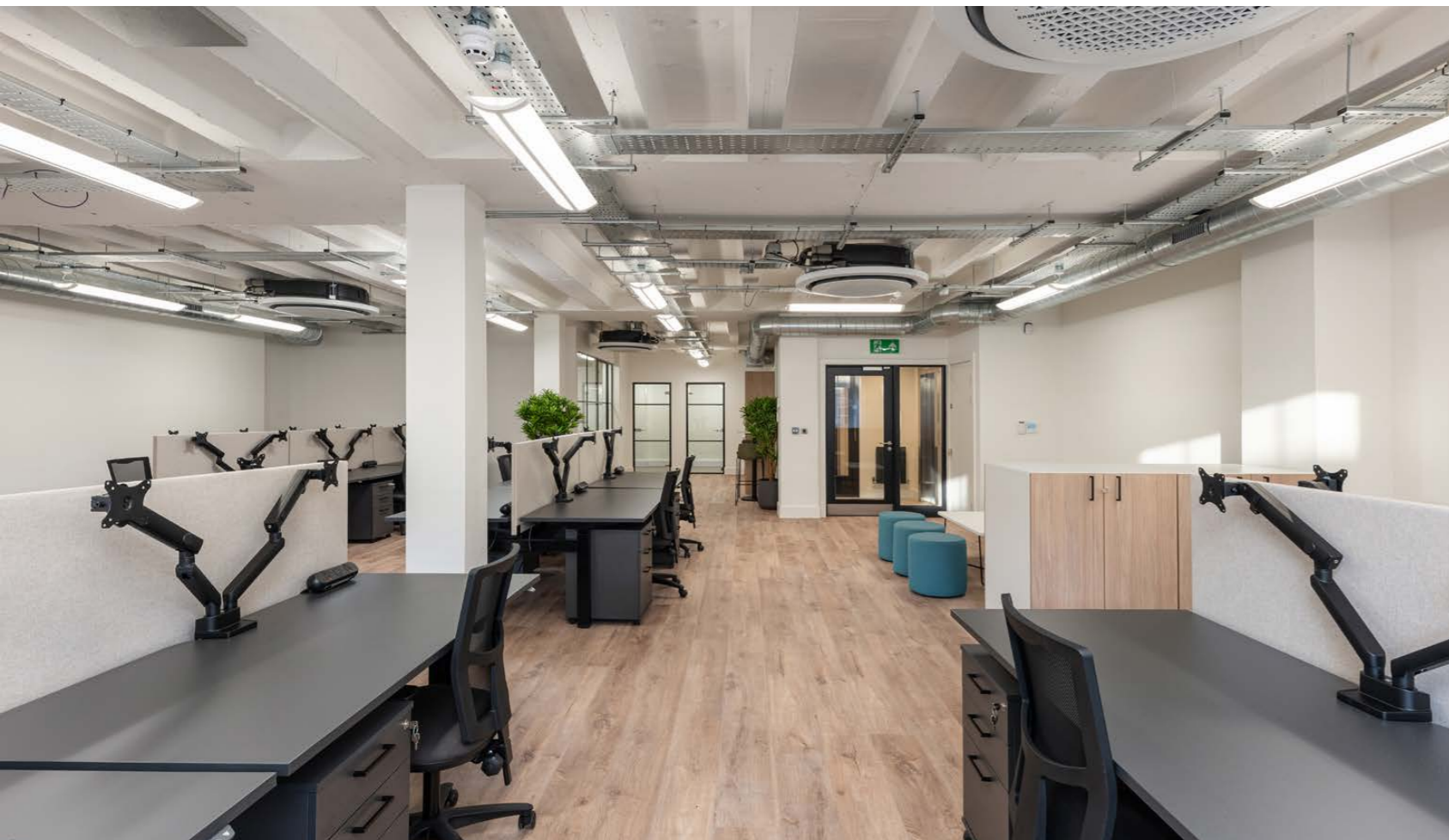
Fourth floor with terrace - Let to Global Maritime Consultancy



Main entrance

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Fourth floor - Let to Global Maritime Consultancy

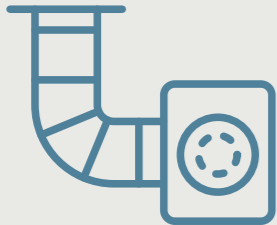


Second floor



SPECIFICATION

The building delivers the following specification:



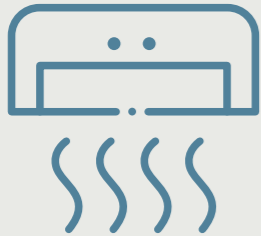
Exposed services



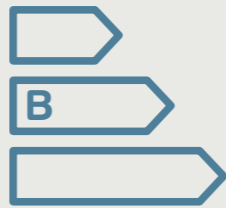
Georgian Grade II listed frontage



LED lighting



Air conditioning



EPC rating: B



Superfast broadband connectivity



Shower facilities



Lift access

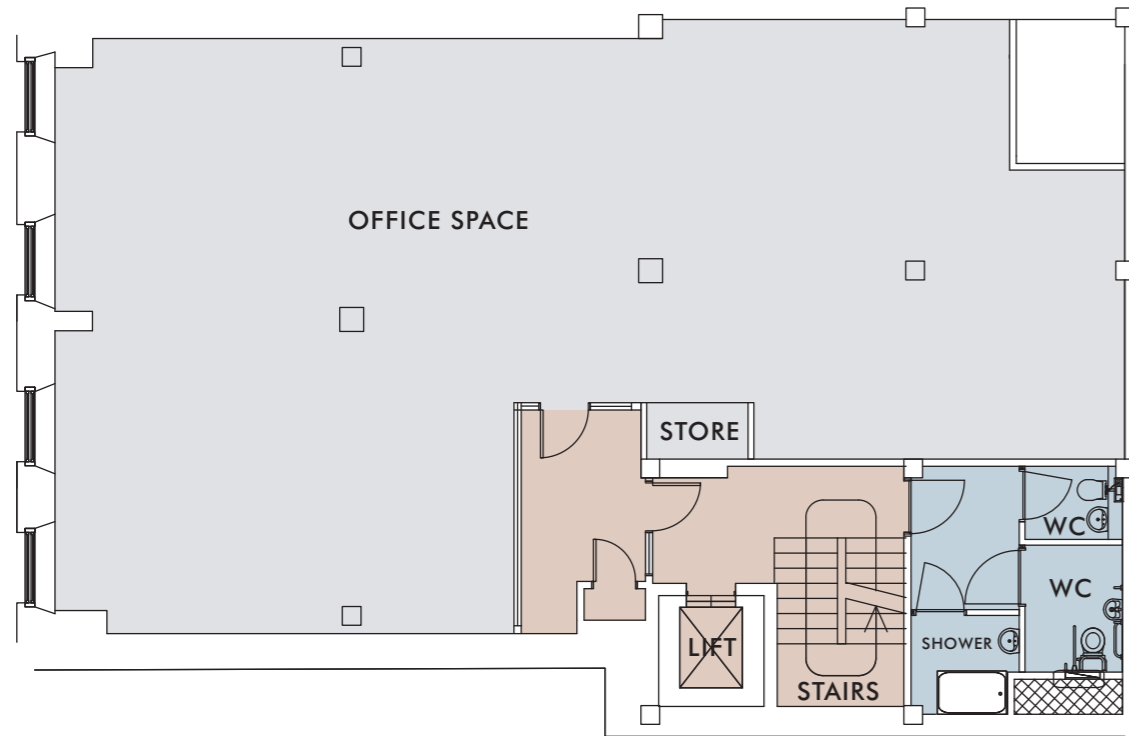


DDA Compliant

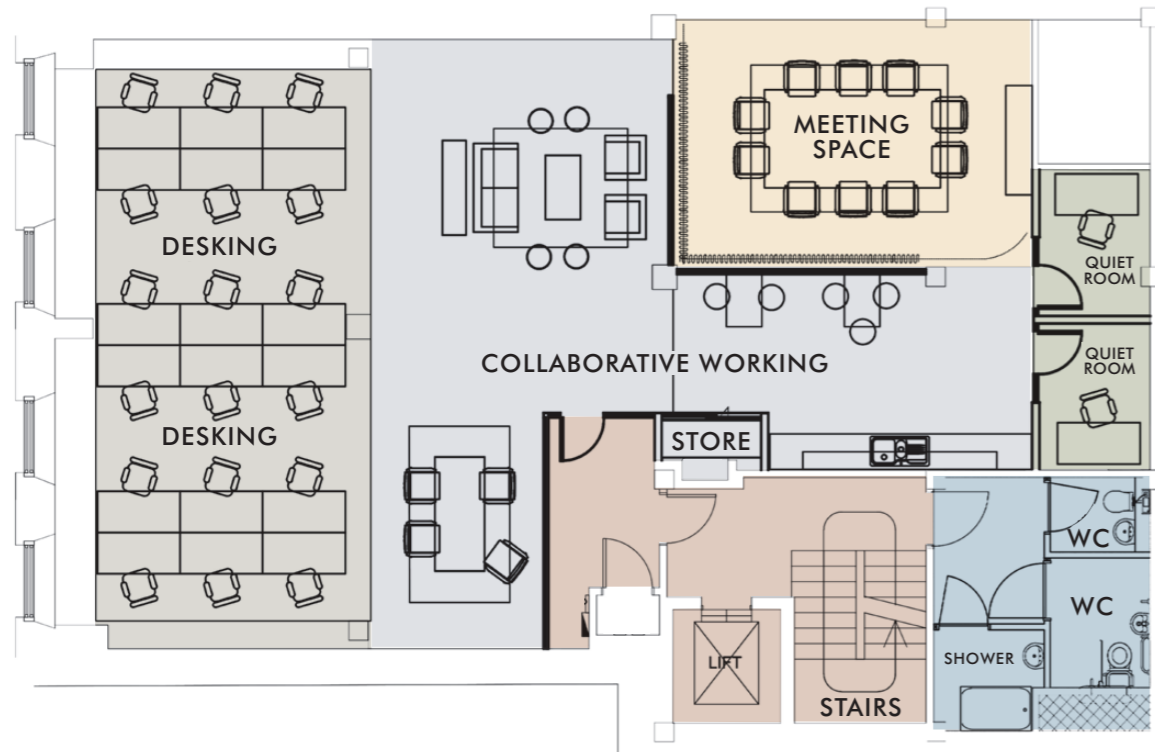


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OPEN PLAN FLOOR PLATE



INDICATIVE FLOOR LAYOUT



Fourth floor - Let to Global Maritime Consultancy

TERMS

On application.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The building has an Energy Performance Rating of B.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

RATEABLE VALUE

All interested parties should make their own enquiries as to the precise rates payable with the Group Valuation Office on (0191) 220 7000.



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CONTACT

For further information or to arrange a viewing contact:

LETTING AGENTS

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