

PARKER KNIGHTS

REAL ESTATE



**NEXUS HOUSE, ST JAMES BOULEVARD, NEWCASTLE UPON
TYNE, NE1 4AX**

ABOUT

DESCRIPTION

28,813 sq ft of office accommodation in the heart of Newcastle city centre.

Formerly the headquarters of Nexus, the property provides a prominent renowned business address and sits within close proximity to the thriving Newcastle Helix and Gallowgate area, placing occupiers alongside an established professional community including Womble Bond Dickinson, Hay & Kilner, Avison Young, Muckle LLP, RBC Brewin Dolphin, EY, and Arden University.

The building can be taken as a whole or on a floor by floor basis. Floorplates are offered in shell condition, presenting a rare opportunity for occupiers to deliver a fully bespoke fit-out tailored to their operational and design requirements and is ideally suited to businesses seeking complete flexibility to create a workspace aligned with their brand, culture, and future growth.

DETAILS

ACCOMMODATION

Source: www.voa.gov.uk

Floor	SQ FT
Ground	3,357
First	6,843
Second	6,853
Third	6,159
Fourth	5,601
Total	28,813

EPC

Rating: C

CAR PARKING

11 car parking spaces within secure courtyard

TERMS

TENURE

Leasehold

ASKING RENT

From £20.00 psf

SERVICE CHARGE

A service charge is currently being prepared

BUSINESS RATES

Based on April 2026 RV, business rates payable are estimated to be c. £8.85 psf
Further enquiries should be made to the local council

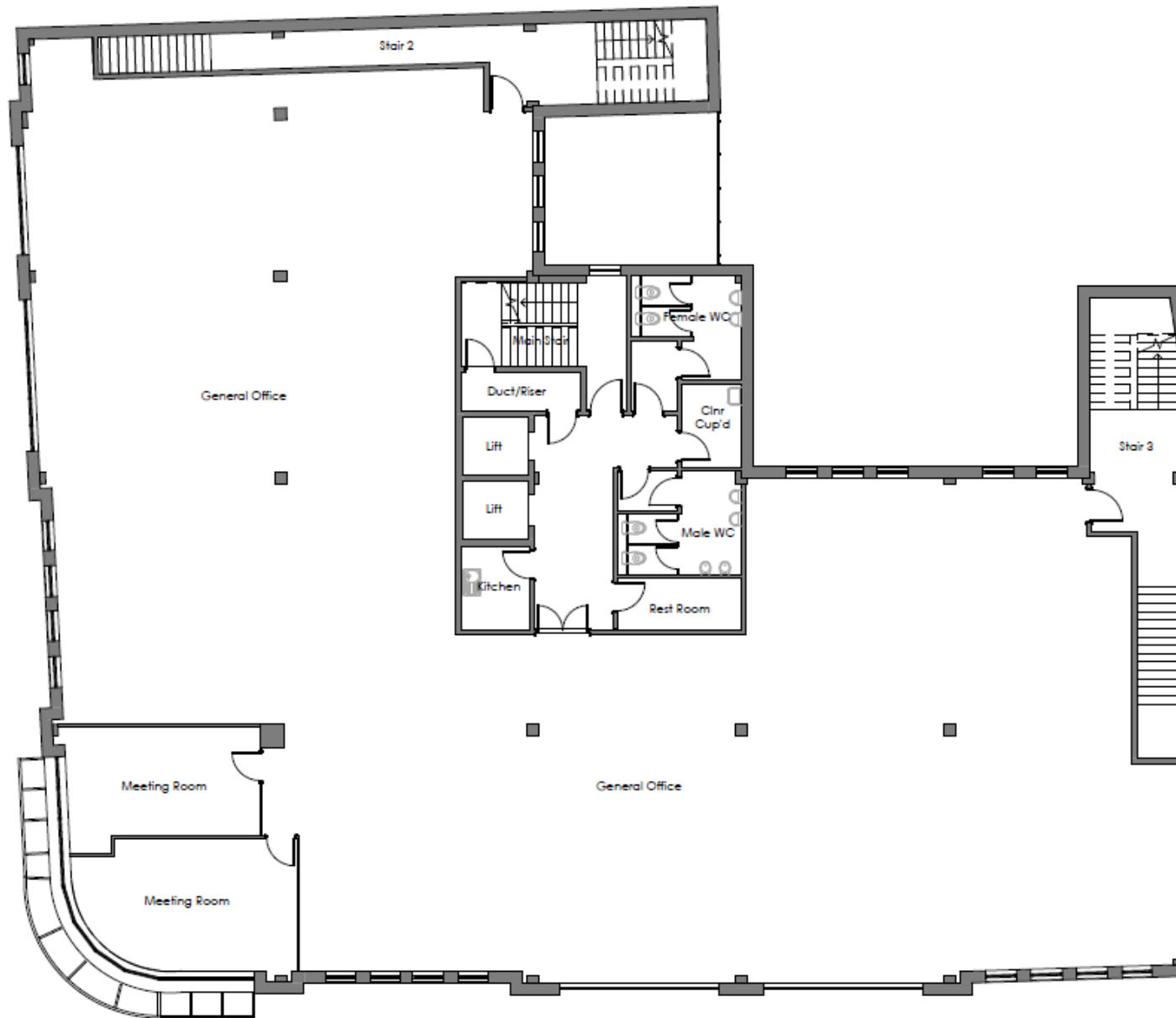
LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction

VAT

The rent is exclusive of VAT where chargeable

TYPICAL FLOOR PLATE



Existing- First Floor Plan
1 : 100



LOCATION

Nexus House occupies a highly prominent position on St James' Boulevard, one of Newcastle city centre's principal arterial routes. The building benefits from immediate access to the city's core business, retail and leisure amenities, with the vibrant offerings of the city centre all within a short walk.

Newcastle Central Station is located nearby, providing direct rail services to major UK cities including London, Edinburgh and Manchester. Monument and Haymarket Metro stations are also within walking distance, connecting to local and regional transport links and hubs.

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CONTACT

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