PARKER KNIGHTS

REAL ESTATE

SUITE 7, SIXTY GREY STREET
NEWCASTLE UPON TYNE, NE1 6AF

ABOUT

DESCRIPTION

Positioned within a sought after prime city centre location, Sixty Grey Street offers a 947 sq ft fully fitted suite, ideal for businesses seeking high quality and ready to occupy workspace.
The property benefits from an impressive communal entrance featuring break out space and communal meeting/ board room whilst the available suite provides a modern working environment including:

- 10 workstations with chairs/monitors
- LED strip lighting
- Kitchenette and soft seating
- Air conditioning
- Raised access flooring
- Individual soundproof call booths

DETAILS

ACCOMMODATION

Source: www.voa.gov.uk

Suite	SQ FT
Suite 7	947

EPC

Rating: B

ASKING RENT

£23.50 psf - all furniture included.

SERVICE CHARGE

£14.07 psf

BUSINESS RATES

Rates payable from April 2026: c. £10.26 psf. Further enquiries should be made to the local council.

UTILITIES

Approximate utility costs are available on request.

TERMS

LEASE TERMS

The premises are available by way of a sublease or assignment with the existing lease expiry 13 October 2027. A new lease may be available subject to liaising with the landlord.

CAR PARKING

Potential for 1 space available at £1,500 per annum.

LEGAL COSTS

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

VAT

The rent is exclusive of VAT where chargeable.

LOCATION

Sixty Grey Street occupies a prominent position within the business and retail core of Newcastle upon Tyne. Located on the city's most prestigious street, Grey Street, the property benefits from being in close proximity to the best selection of bars, restaurants, and leisure amenities.

The building is in close proximity to Eldon Square and Northumberland Street, placing occupiers at the heart of the city's prime retail destination.

Exceptional connectivity is provided with Monument Metro Station close by and Newcastle Central Station just a short walk away, as well as local bus services, offering excellent regional and national transport links.

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CONTACT

AGENT DETAILS

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