

**PARKER KNIGHTS**

REAL ESTATE



26-32 GREY STREET, NEWCASTLE UPON TYNE, NE1 6AE



# DETAILS

## ACCOMMODATION

Source: [www.voa.gov.uk](http://www.voa.gov.uk)

Floor	SQ FT
First	1,322
Total	1,322

## TENURE

New lease available

## LEGAL COSTS

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

## VAT

The rent is exclusive of VAT where chargeable

## EPC

Rating: C

## BUSINESS RATES

Rates payable c.£10,000 pa.  
Further enquiries should be made to the local council.

# TERMS

## LEASE TERMS

New effective and full repairing and insuring lease available

Rent **£29,000 pa**  
Est, Rates: **£10,000 pa**  
Budgeted service charge: **£6,000 pa**  
Likely utilities: **£3,500 pa**

Gross amount per annum: **£48,500 pa**  
Gross amount per month: **£4,040 pcm**

The rates, service charge and utilities are approximate figures and have been provided for guidance purposes only.

# ABOUT

## DESCRIPTION

Situated in the heart of Newcastle's prestigious Grey Street, this 1,322 sq ft first-floor office space combines historic character with modern functionality and has been recently refurbished to a high standard, all whilst retaining some original architectural features.

Specification includes:

- Kitchen
- Raised access flooring
- LED lighting
- New carpets
- WC facilities
- Redecoration throughout
- Fully fitted available





## LOCATION

Grey Street is one of Newcastle's most prestigious addresses and benefits from excellent visibility and accessibility. Just moments from the retail core and vibrant leisure scene, including bars and restaurants, it offers the perfect balance of work and lifestyle amenities.

Well connected to local transport, with Monument Metro Station nearby and a short walk to Central Station, the location provides easy access across the city and beyond.

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# CONTACT

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## AGENT DETAILS

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