

## TO LET

71 Grey Street, Newcastle upon Tyne,  
NE1 6BF



### Fully Fitted Grade A Offices

3,427 ft<sup>2</sup> (318.37 m<sup>2</sup>)

- New lease or lease assignment available
- Fully fitted (furniture also potentially available)
- Prime award-winning building
- Youtube virtual tour:  
<https://www.youtube.com/watch?v=FazLpQcQ48o&feature=youtu.be>

For further information please contact:

Chris Pearson

E: [chrisp@naylorsgavinblack.co.uk](mailto:chrisp@naylorsgavinblack.co.uk)

DD: +44 (0)191 211 1560

Penny McAteer

E: [penny@naylorsgavinblack.co.uk](mailto:penny@naylorsgavinblack.co.uk)

DD: +44 (0)191 211 1565

Hadrian House

Higham Place

Newcastle upon Tyne

NE1 8AF

Tel: +44 (0)191 232 7030

[Naylorsgavinblack.co.uk](http://Naylorsgavinblack.co.uk)

**Subject to Contract**

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### Location

Grey Street is regarded as one of the finest streets in Europe and a sought-after location for office occupiers with many well-known bars and restaurants on the doorstep. The property is on the west side of Grey Street opposite Shakespeare Street and the Theatre Royal. It is therefore within close proximity to Greys Monument, Eldon Square Shopping Centre and the Monument Metro Station.

### Description

71 Grey Street is an award-winning refurbished office building completed in 2019 which was formally the Turks Head Hotel. The manned entrance hall provides a warm waiting area for visitors with a number of attractive period features.

The building benefits from shower and bike storage facilities.

### Accommodation

The available offices are on the part first floor which have been refurbished to a top specification in a contemporary style with exposed air conditioning units. The space is fully fitted and ready to move into with a large kitchen/breakout area.

The new furniture insitu may also be available by separate negotiation.

| Unit        | M <sup>2</sup> | Ft <sup>2</sup> |
|-------------|----------------|-----------------|
| First Floor | 318.37         | 3,427           |

### Quoting Terms

An assignment of the existing lease is available or a new lease direct from the landlord.

### Rent

£21.50 psf.

### Rates

According to the Valuation Office website the suite has a current RV of £58,500 giving rates payable of £29,484.

### Service Charge

A service charge will be payable covering the up keep and maintenance of the common parts. The current budget for this suite is £22,173.33 plus VAT.

### EPC

The EPC rating is B44.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

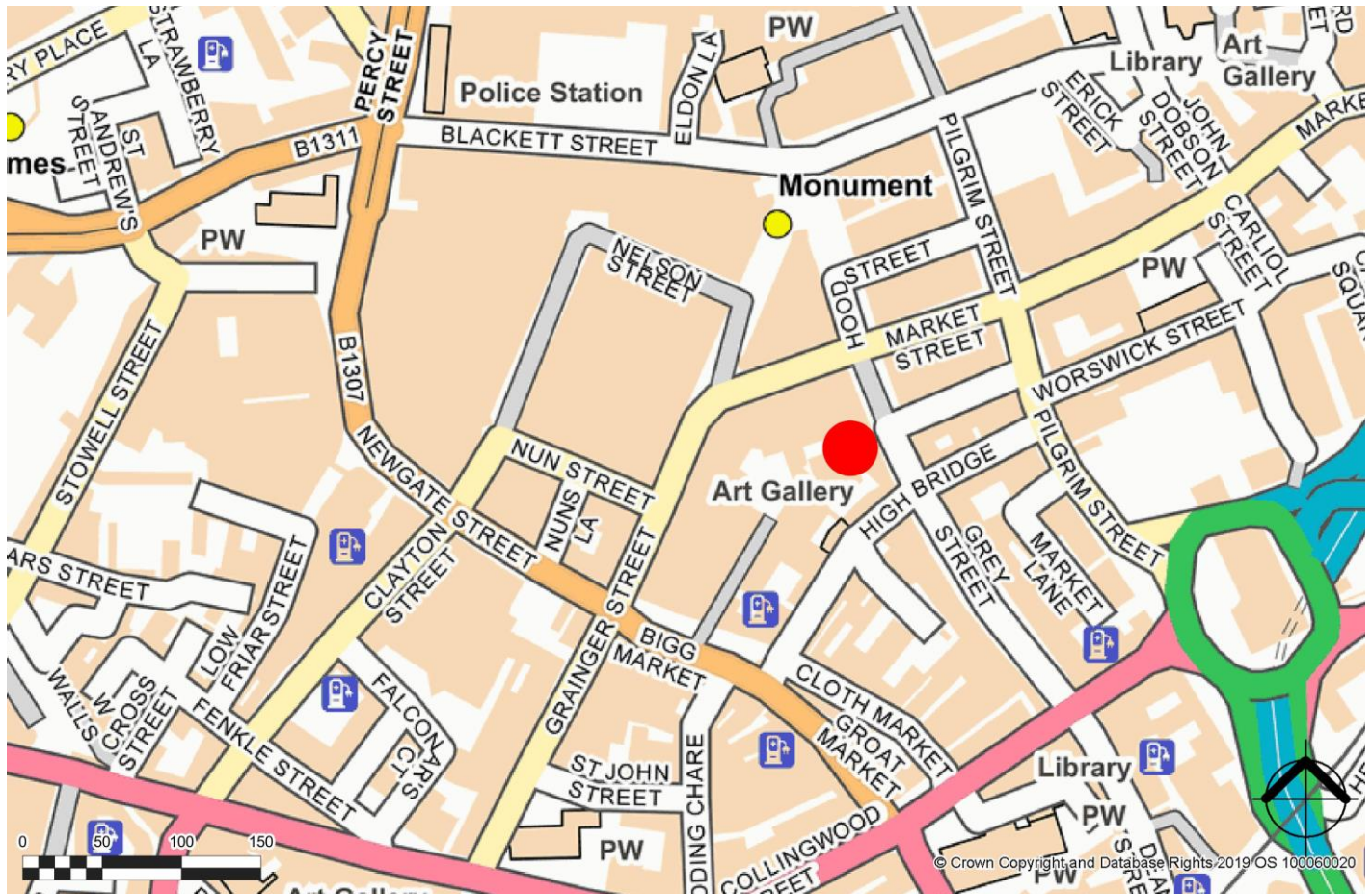
### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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