

# St Nicholas Building

ST NICHOLAS STREET  
NEWCASTLE UPON TYNE  
NE1 1RF

**To Let Fully Fitted Office Suites**

Part Ground, Part First and Second Floor

308.05 sq m (3,316 sq ft) - 2,103.34 sq m (22,641 sq ft)





# St Nicholas Building

St Nicholas Building is considered a **landmark office** which is located in the City's central core.

The office space available boasts fully fitted suites across three floors which have been finished to a very good standard.







Surrounded by superb retail and leisure offerings



Iconic Grey Street - 5 min walk



Newcastle Central Station - 2 min walk

# Location NE1 1RF

Close proximity to  
Newcastle Central Station  
& Metro Station

St Nicholas Building lies in the very heart of Newcastle City Centre, with all the convenience and amenity that entails. For superb leisure offerings, retail therapy or access to Newcastle Central Station, the building provides all of this within a 2 minute walk.

The building is positioned in the hub of the City's transport network with close proximity to Newcastle Central Station and the Tyne and Wear Metro system.

## St Nicholas Building





# St Nicholas Building

Superb natural light

## Description

St Nicholas Building combines a stunning Grade II listed façade which offers column free space arranged around two central atria.

The building benefits from superb natural lighting and stunning views over the cathedral and towards Newcastle Quayside.



Grade II Listed Façade



Newcastle Cathedral opposite St Nicholas Building

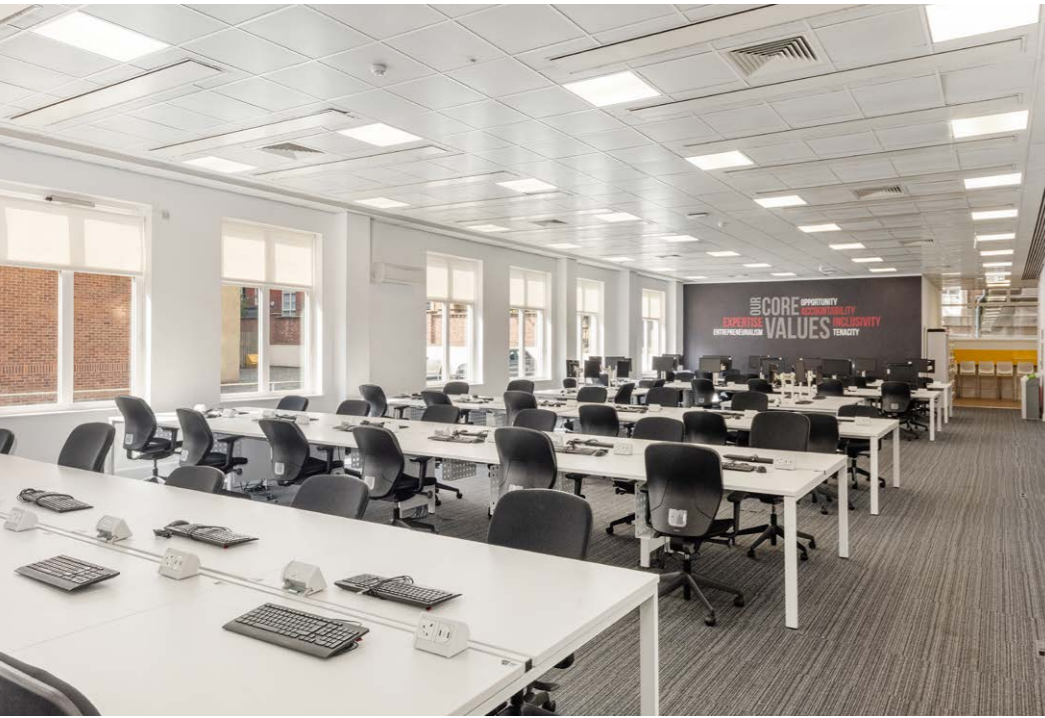
Ground floor reception seating area





# Specification

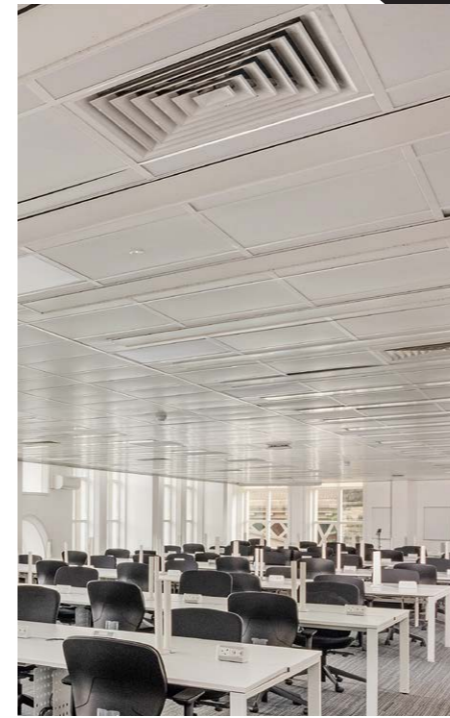
St Nicholas Building



Floor to ceiling height: Ground floor - 3.35m and Upper floors - 2.65m



Meeting/training room included within the ground floor



Air conditioning & suspended ceilings



Shower facilities



Bike storage



Double glazed feature windows



3 X 13 passenger lifts serving all floors



Fully fitted office suites with kitchens



On site car parking



Full access carpeted raised flooring



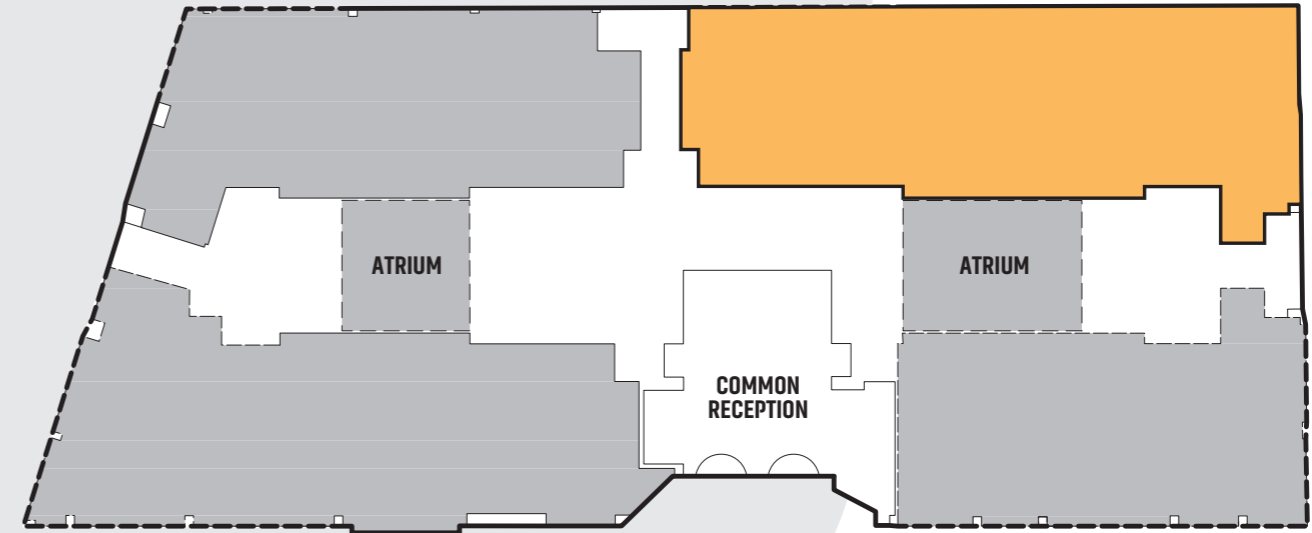
# Availability

Office suites available include:

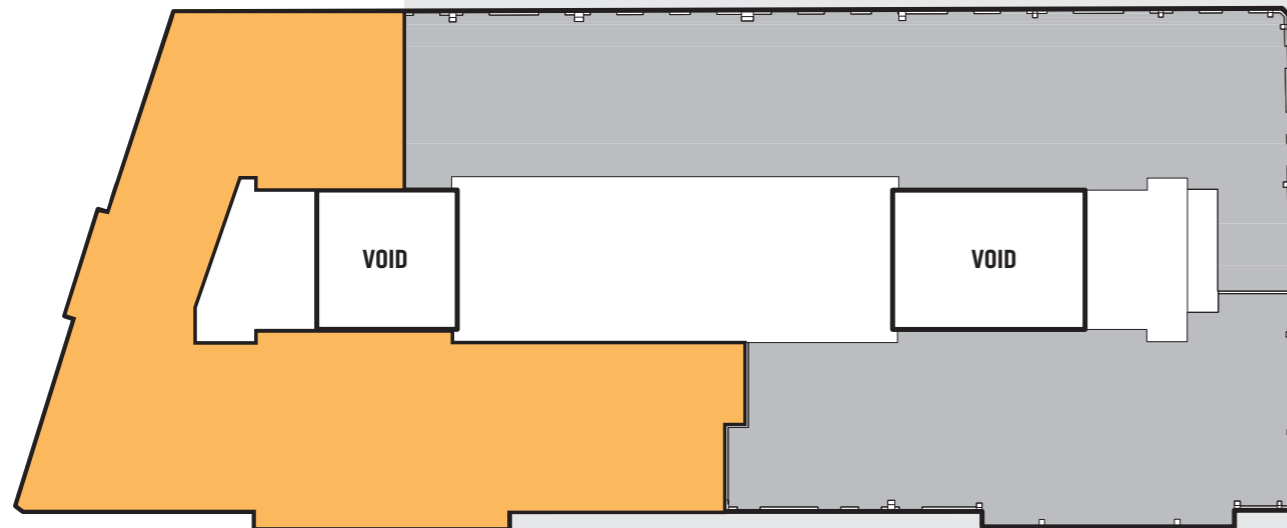
FLOOR	SQ M	SQ FT
SECOND FLOOR	1,269.66	13,667
PART FIRST	525.63	5,658
PART GROUND	308.05	3,316
<b>TOTAL</b>	<b>2,103.34</b>	<b>22,641</b>

To Note – Further space is available throughout the building.

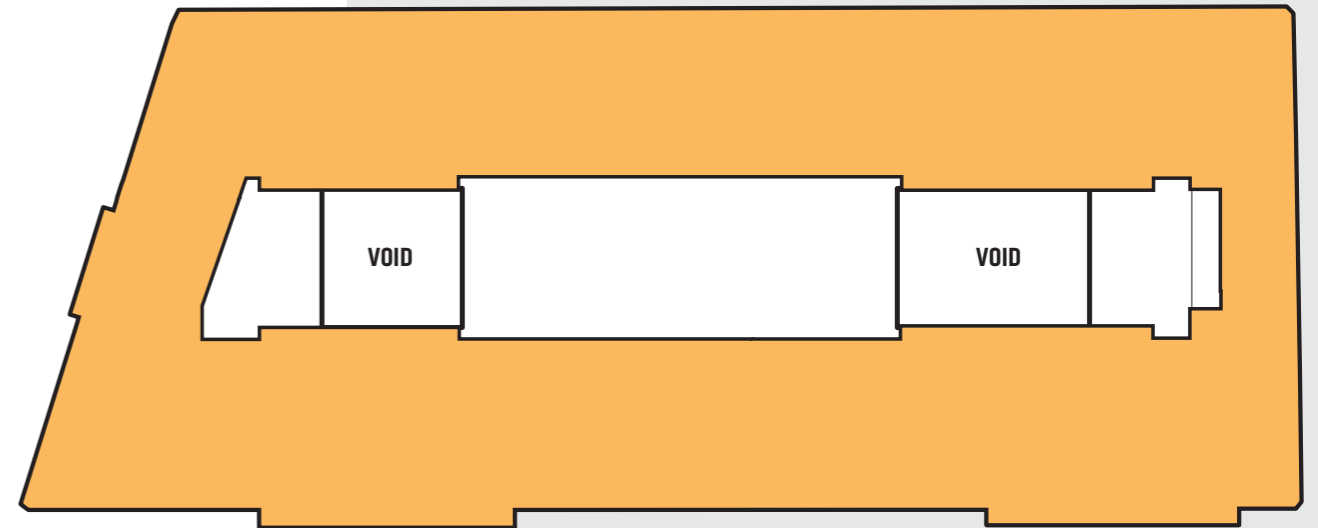
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1



2





# St Nicholas Building

## Terms

The offices suites are available by way of sublease with the current lease expiring in August 2028. The Leases are protected within the 1954 act.

## Rent

Upon application.

## Service Charge

There is a service charge payable in relation to the maintenance of the building's communal areas and structure.

## EPC

The EPC rating for St Nicholas Building is C 67.

## Rateable Value

The rates payable are inclusive within the rent.

## Legal Costs

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

## VAT

All rents and premiums quoted are exclusive of VAT.



Second floor



Second floor



## St Nicholas Building EPC rating C 67





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To Let Fully Fitted Office Suites

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