

TO LET - SUBLEASE

Fourth Floor, Dean Street Arch ,
22 Dean Street, Newcastle Upon Tyne,
Tyne And Wear, NE1 1PG



Stylish Modern Office Suite

1,761 Sq Ft (163.6 Sq M)

- Prime City Centre Location
- Modern Amenities
- Secure building
- Suitable for a range of business operations

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Location

Situated on Dean Street, the property occupies a central position between Grey Street and Newcastle's Quayside, placing it in the vibrant and dynamic heart of the city. The surrounding area is renowned for its mix of retail and leisure amenities, providing an attractive environment for both staff and clients.

Dean Street Arch benefits from excellent accessibility. Convenient public car parking is available nearby and the property is well-served by public transport. Monument Metro Station and frequent bus services are within easy reach, while Newcastle Central Station is just a short walk away, providing regional and national rail connections. For road users, the city's Central Motorway is close by, offering direct access to the A1 and connections across the region.

This combination of central location, excellent transport links, and proximity to key city amenities makes the property particularly well-suited to businesses seeking a prestigious and convenient city centre address.

Description

Located on the Fourth Floor of Dean Street Arch, the property features a welcoming reception area, complemented by a secure entry and intercom system providing direct access to the suite.

Internally, the office is finished to a high standard with contemporary décor including exposed ceilings and feature brickwork. The space incorporates two integrated meeting rooms and a fully fitted kitchen which offers both functionality and style.

Specification:

- Raised access floors
- Carpet/Vinyl flooring
- Exposed Services
- LED lighting
- Fully fitted kitchen
- Air Conditioning

The property benefits from lift access and toilet facilities conveniently located on the same floor. There is also a shower facility on the ground floor.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following areas:

	Sq Ft	Sq M
Total	1,761	163.6

Terms

The premises are available by way of sublease with the current lease expiring on 24th February 2028.

Rent

£23.00 Per Sq Ft.

Service Charge

There is a service charge payable. More information available on request.

Building Insurance

Available upon Request.

EPC

The property has an EPC rating of B (46).

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Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.





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