

To Let

St Nicholas Churchyard, Cathedral Buildings

Newcastle Upon Tyne, Tyne & Wear, NE1 1PQ

Bespoke
Tenant
Fitout
Available



Location

Cathedral Buildings is the prominent character building on Dean Street, the main link between Grey Street and Newcastle Quayside. Situated in the heart of Newcastle city centre, the property is situated in an accessible location within close proximity to a wide range of cultural, leisure and shopping facilities.

Newcastle Central Station is only a 5-minute walk away, and the building is well served by public transport. A 259-space car park is directly opposite; complete with recharging points for electric vehicles and bike storage.

Description

Cathedral Buildings provides a mixture of office, leisure and retail facilities, set in a unique decorative design dating back to its construction in 1901. The buildings external appearance particularly stands out against the surrounding streetscape and the available space has its own private access leading directly onto St Nicholas Churchyard overlooking Newcastle Cathedral.

With its own self-contained office space and frontage to both Newcastle Cathedral and Dean Street, the office is available with a bespoke fitout and space planning to meet the requirements of a range of tenants. The office will provide a contemporary, open plan working environment with the opportunity to include a meeting room, breakout area, kitchen facility and WCs.

The specification of the accommodation will include:

- Self-Contained, private entrance
- Bespoke contemporary fitout
- LED Lighting
- CAT-6 Data cabling
- Fibre optic broadband to the building
- High levels of natural daylight from full height windows

The landlord will provide a bespoke refurbishment to meet the incoming tenant's requirements.

Floor Area

	Sq. ft	Sq.m
Mezzanine	1,187	110.27

Following the refurbishment, the property will be remeasured to confirm the exact measurements in accordance with the Code of Measuring Practice 6th Edition.

EPC

The property was assessed on 13 February 2024 and achieved an EPC of C(60).

Rent

An all-inclusive rent of £25,000 per annum, excluding only comms i.e phone, broadband and business rates (if applicable).

Terms

The property is available by way of an effective Full Repairing & Insuring Lease.

Rateable Value

The rateable value will be reassessed following conversion to an office suite but is likely to qualify for Small Business Rate Relief.

Legal Costs

Each party is to be responsible for their own legal costs in connection with the preparation and execution of all legal documentation.

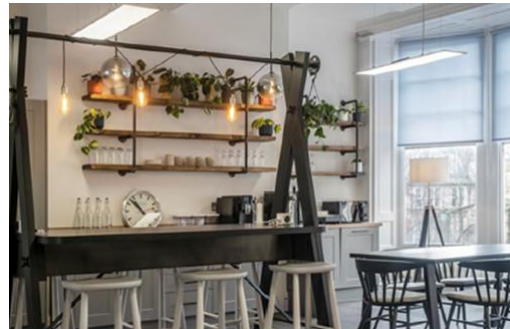
VAT

All rents are quoted exclusive of VAT.

Bespoke Tenant Fitout Available



The suite is available with a fully refurbished "turnkey" fit out (Subject to Contract).



The images above are provided as an example of the quality of the Landlord's fit out within Cathedral Buildings.



Contact

Patrick Matheson

+44 7796 192 356

Patrick.matheson@knightfrank.com

Nathan Douglas

+44 7790 931 318

Nathan.douglas@knightfrank.com

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Particulars dated January 2025. Photographs dated August 2020- May 2022.

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