

# Prime City Centre Office Suites

## TO LET



33 Grey Street,  
Newcastle upon Tyne,  
NE1 6EE

## Bradley Hall

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1 Hood Street, Newcastle upon Tyne NE1 6JQ



# Key Info



Each suite is available by way of licence agreement with terms to be agreed



Prime Location: Situated within Newcastle's Central Business District



Flexible letting terms to be agreed



Suites available from 11.33m<sup>2</sup> (122ft<sup>2</sup>) to 116.78m<sup>2</sup> (1,257ft<sup>2</sup>)



Modern fixtures and fittings, providing a contemporary office space



EPC Rating C(75)



Secure on-site car parking which can be demised on licence

# LOCATION

33 Grey Street is prominently situated in Newcastle City Centre's Business District. Grey Street is one of the city's most sought-after addresses, known for its distinguished character and excellent central positioning. This prestigious building offers a prime business location, combining the timeless appeal of Georgian architecture with modern facilities. The offices benefit from excellent transport links, including Monument Metro and Newcastle Central Station, providing easy access to national and regional rail services.

Neighbouring occupiers include high-end dining such as The Muddler, Miller and Carter, Hibou Blanc and Gaucho. Northumberland Street is within a 2 minute walk, home to national retailers and Eldon Square Shopping Centre. Whether you're hosting clients or seeking a central hub for your team, 33 Grey Street offers a professional and inspiring setting, with a central location, superior transport links, and proximity to key city amenities. 33 Grey Street Business Centre is an ideal choice for businesses seeking a prestigious base in the heart of Newcastle.



# DESCRIPTION

The property is fronted by one of John Dobson's magnificent classic facades with the available office suites situated on the 2<sup>nd</sup> floor Business Centre. Access is directly from Grey Street through an ornate entrance, providing a superb sense of arrival. Recently refurbished communal areas and foyer include modern glazing, stylish feature lighting, and lift access leading directly into the Business Centre.

Each suite presents modern functionality, featuring large sash windows that flood the space with natural light, high ceilings, and elegant period detailing. There are individual cellular offices available, with the flexibility to combine suites to create larger, open-plan workspaces to accommodate growing teams or specific business needs. The impressive suites are available for immediate occupation, with flexible terms to be agreed.



# Availability

Accommodation	Sq M	Sq FT	Rent Inclusive of Service Charge
Office 1	38.27m <sup>2</sup>	412ft <sup>2</sup>	LET AGREED
Office 2	39.39m <sup>2</sup>	424ft <sup>2</sup>	£12,720 per annum
Office 3	77.38m <sup>2</sup>	833ft <sup>2</sup>	£24,990 per annum
Office 4	12.17m <sup>2</sup>	131ft <sup>2</sup>	£150 per week
Office 5	11.33m <sup>2</sup>	122ft <sup>2</sup>	£150 per week



# Terms

Each suite is available by way of licence agreements, with terms to be agreed.

# Important Information



Each suite is available by way of licence agreement

## Rating Assessment

We believe the business rates will fall under threshold if occupiers have this as their sole premises. We advise all interested parties to confirm their position with the Local Authority.

## AML Regulations

In accordance with Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

## EPC

The property has an EPC Rating of C (75).

## Legal Costs

Each party is responsible for their own legal costs.

## Code of Leasing a Business Premises

Interested parties are advised to refer to the RICS Code for Leasing Business Premises 2020. [February\\_2020\\_Code\\_For\\_Leasing\\_Business\\_Premises\\_England\\_And\\_Wales\\_1st\\_Edition.pdf](#)



# For Viewings & Further Information

For all enquiries and viewing arrangements please contact Bradley Hall Limited.

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### IMPORTANT NOTICE

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