

DEAN COURT

22 Dean Street | Newcastle | NE1 1PG

OFFICE TO LET

From 411 - 2,037 sq. ft of
high specification space available



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DEAN COURT

NE2 1BP

Dean Court is an impressive five-storey office building on Dean Street, Newcastle upon Tyne, which links the Quayside immediately to the south and Grey Street and the city centre to the north.

Opportunities to rent office space vary from 411 sq. ft – 2,037 sq. ft.

This building will appeal to businesses looking for a fully refurbished, air-conditioned office in the heart of Newcastle city centre, close to a host of public transport networks and the city's main office and entertainment sectors.



SPECIFICATION:

- Fully refurbished, air conditioned space.
- Fob security system to all floors with lifts.
- Small kitchen area on each floor.
- Energy efficient heat recovery VRV system inbuilt.
- LG3 compliant recessed lighting.
- Public transport within minutes walk.
- Flexible terms.

***THIRD FLOOR: 2,037 SQ. FT**

***MEZZANINE: 411 SQ. FT**



ABOUT DEAN COURT

Dean Court is a fully refurbished, air-conditioned office building providing occupiers with a light, secure, comfortable and convenient workplace on one of the most sought-after commercial streets, in the heart of Newcastle city centre.

The offices have solid concrete floors with carpet covering, plastered painted walls and suspended ceilings with LG3 compliant recessed lighting.

Each floor benefits from a small kitchen area and heating and there are male and female WCs on all office floors, with a disabled WC on the ground.

The building benefits from having an energy efficient heat recovery VRV system capable of simultaneous heating and cooling, as well as three compartment perimeter trunking.

There is an impressive entrance area, audio visual door entry system and fob reader security system to all floors. There is also a DDA compliant lift to all floors.

The accommodation is generally open plan in nature. Accommodation could be reconfigured to suit a new tenant's specification.



Reception - Dean Court



Third floor office views - Dean Court

THIRD FLOOR

AVAILABLE NOW: 2,037 SQ. FT

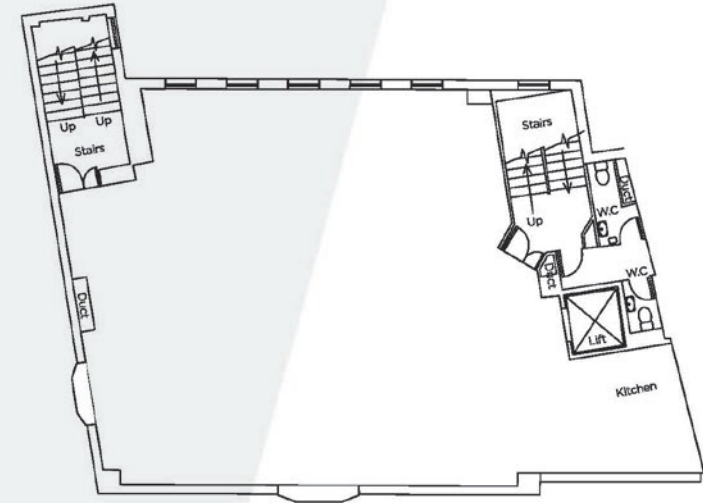
This third floor office offers 2,037 sq. ft of available space within Dean Court.

This office comprises built in kitchen, modern refurbishment, toilet facilities and impressive views over Dean Street. The space has recently been redecorated and new lighting has been installed.

There is a 272 space multi-storey car park near by and public transport is readily accessible with both the Tyne and Wear Metro System and East Coast Main Line Rail services within a 5 minute walk at Newcastle Central Station.

Ideally situated between Newcastle's Grey Street, City Centre and the Quayside.

2,037 sq. ft.



*Please note floor plans are intended as a general guide to the layout of the property. They are not to scale and are for illustrative purposes only.



MEZZANINE

AVAILABLE MARCH 2020: 411 SQ. FT

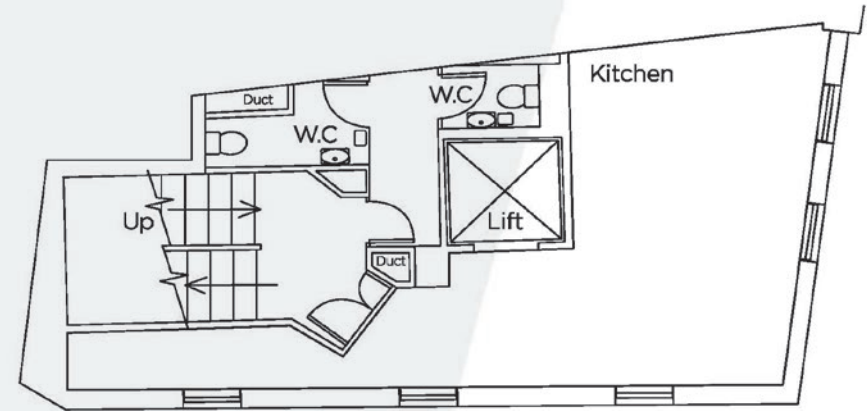
This mezzanine office offers 411 sq. ft of available space within Dean Court.

This office comprises built in kitchen, modern refurbishment, toilet facilities and impressive views over Dean Street.

There is a 272 space multi-storey car park near by and public transport is readily accessible with both the Tyne and Wear Metro System and East Coast Main Line Rail services within a 5 minute walk at Newcastle Central Station.

Ideally situated between Newcastle's Grey Street, City Centre and the Quayside.

411 sq. ft.



*Please note floor plans are intended as a general guide to the layout of the property. They are not to scale and are for illustrative purposes only.



LOCATION

22 Dean Street | Newcastle | NE1 1PG



Millennium Bridge

Tyne Bridge

Quayside

DEAN COURT

A167(M) Central Motorway

Central Station ▶

Grey Street

LOCATION

22 Dean Street | Newcastle | NE1 1PG

Dean Court is in a prominent location on the east side of Dean Street, the principle commercial link between the city centre, Grey Street and Newcastle's vibrant Quayside.

The immediate surrounding area is characterised by mixed land uses to include offices, leisure, retail and residential.

Public transport is readily accessible with both the Tyne and Wear Metro System and East Coast Main Line Rail services within a 5 minute walk at Newcastle Central Station.

The Quaylink Electric Bus Service which passes the building also provides links to Gateshead, Quayside, Newcastle Central Station and Haymarket.

There is a 272 space multi-storey car park nearby which is part of the City Council's Alive After Five scheme, meaning the car park is free from 5pm every day. The car park has manned CCTV security to the rear of Dean Court and is accessed from Dean Street.



DEAN COURT

AVAILABLE SPACE & CONTACT DETAILS



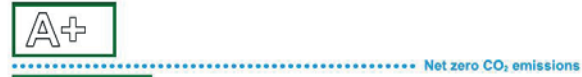
Third floor 2,037 sq. ft



Mezzanine 411 sq. ft

Energy Performance Asset Rating

More energy efficient



71 This is how energy efficient the building is.



Less energy efficient

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CONTACT

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