



# One

Hood Street  
104-106 Grey Street  
Newcastle upon Tyne NE1 6JQ

To Let

3rd Floor Office Suite

Size: 366.97 sq m (3,950 sq ft)



# One Hood Street

104-106 Grey Street  
Newcastle upon Tyne NE1 6JQ

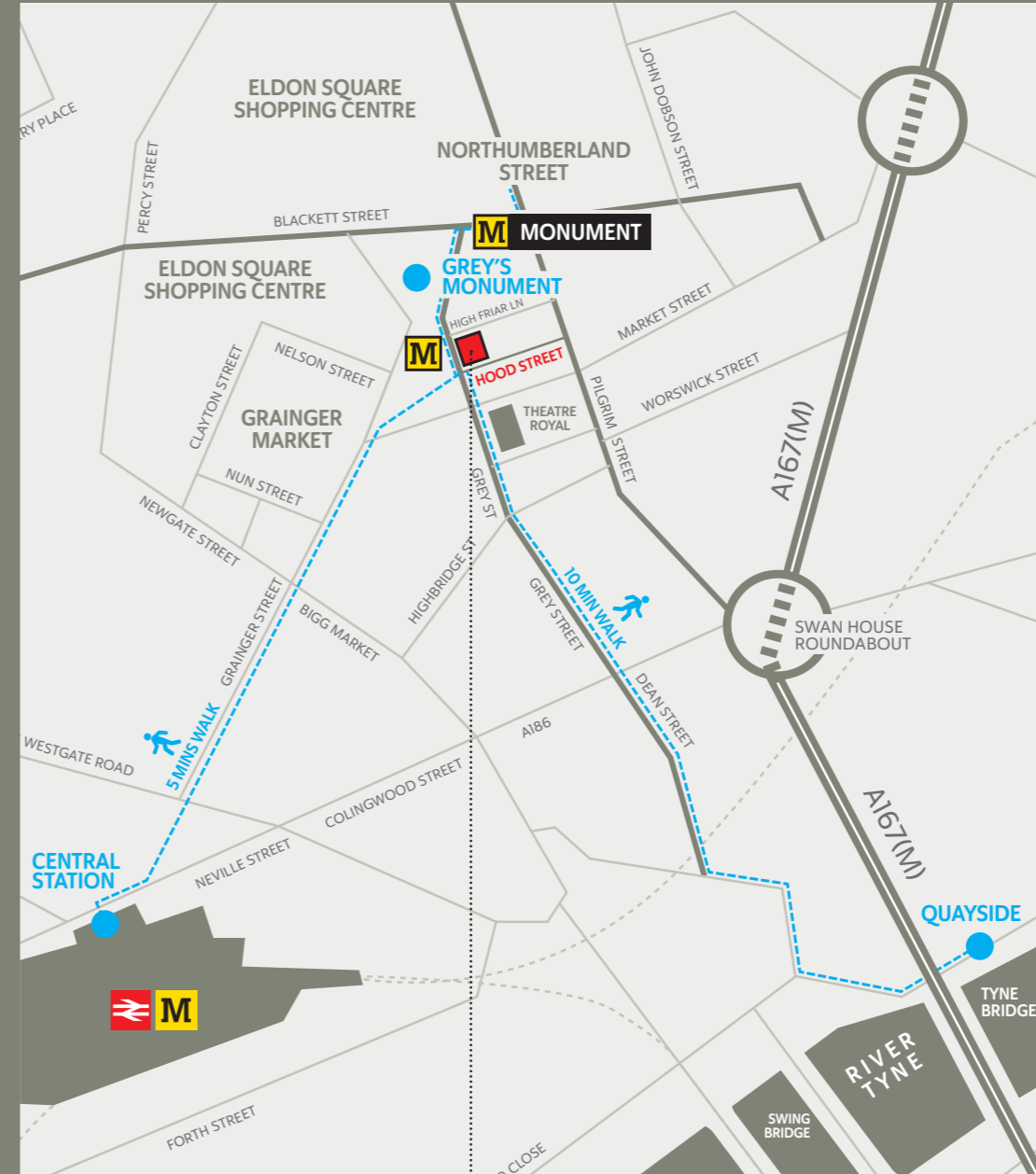
Grey Street is widely regarded as one of the finest examples of Georgian architecture in Britain.

## Newcastle upon Tyne NE1 6JQ



One  
Hood Street

Theatre Royal



## Location

The building occupies a prominent corner position on Hood Street at its junction with Grey Street, providing quality office space behind an attractive sandstone façade.

1 Hood Street is within 2 minutes' walk of Monument Metro Station and 5 minutes from Newcastle Central Station.

As well as a good range of national restaurant chains, independent bars and delis on its doorstep, Newcastle's main shopping area and a wide range of good quality restaurants and hotels are within a short walk of Hood Street.

One  
Hood Street  
104-106 Grey Street



# Description

The Grade II listed building comprises ground to fourth floor over basement with the basement and part first floor accommodation fitted out and let to a retail occupier.

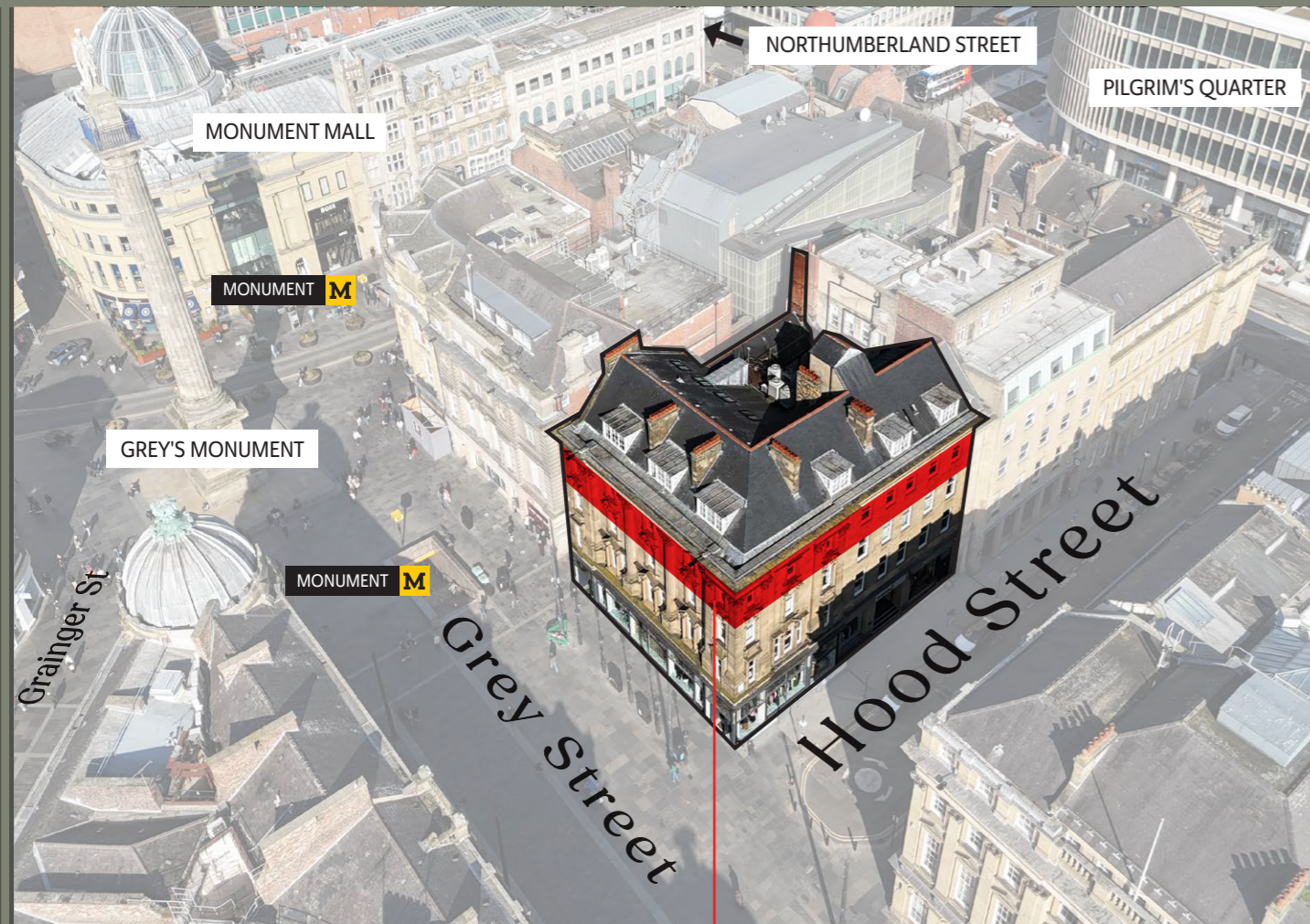
The available space is located on the third floor providing 366.97 sq m (3,950 sq ft). The floor is served by a lift, with toilets available by the lift lobby. The suite can also be accessed via the central stair case.



# Specification

The accommodation has been fitted to the following specification:

-  Suspended ceilings
-  Male & Female WC's
-  Passenger lift serving all floors
-  LED lighting
-  New VRF Air conditioning
-  Fully fitted kitchen



The ground floor entrance lobby has undergone recent refurbishment and provide a contemporary feel when entering the building.

The suite has undergone a full refurbishment to create a modern open-plan demise with the installation of new carpets, upgraded lighting, and a complete redecoration throughout including a new contemporary kitchen and break out area.



CGI image of refurbishment proposals

**One**  
Hood Street  
104-106 Grey Street  
3rd floor



Grey Street is widely regarded as one of the finest examples of Georgian architecture in Britain



Newcastle's main shopping areas are within a short walk

# One

## Hood Street

104-106 Grey Street

Monument Metro Station 2 minutes' walk



Newcastle Central Station 5 minutes walk



## Access

1 Hood Street benefits from an excellent central location in Newcastle city centre, making it highly accessible by all major modes of transport.

The property is just a short walk from key public transport links, including the Metro system, numerous bus routes, and Newcastle Central Station, providing convenient regional and national connectivity.

The area is also easily reached by car and is well-suited for pedestrians, with a wide range of amenities and services nearby.

# Accommodation

We have the following accommodation available to let within the building:

## 3rd floor

366.97 sq m (3,950 sq ft)



## Tenure

Available on a new effective Full Repairing and Insuring lease for a term to be agreed. Please contact us for further information.

## Business Rates

Rateable value for the demise is £37,500 therefore rates payable for the suite are £20,461 (£5.18 per sq ft).

## Rent

Rent on Application.

## Legal Costs

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

## VAT

All figures quoted within these terms are exclusive of VAT where chargeable.

## EPC

A 25.



# One

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Newcastle upon Tyne NE1 6JQ

## Viewing

Strictly by prior appointment with the sole selling agents.

**Greg Davison**

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E: [greg.davison@savills.com](mailto:greg.davison@savills.com)

**Emma Young**

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