



To Let

City Centre Creative &
Digital Business Space

Size

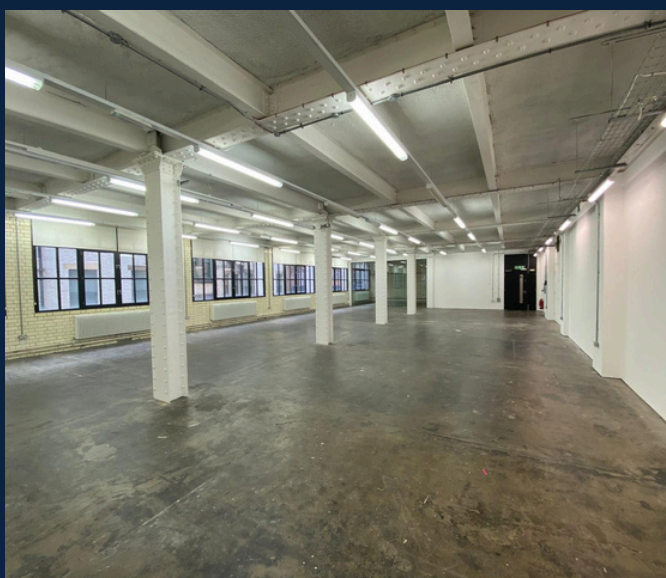
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► **High Bridge Works**
31-39 High Bridge Street
Newcastle upon Tyne
NE1 1EW

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Key points

- ▶ Unique Studio and Office Space
- ▶ Studio 1: 3,050 sq ft (283.35 sq m)
- ▶ Studio 2: 2,516 sq ft (233.74 sq m)
- ▶ Asking Rent: £30 per sq ft per annum
- ▶ Subject to Contract

Description

High Bridge Works provides a distinctive workspace environment designed specifically to appeal to creative, digital, technology and media-focused businesses seeking something different from traditional office accommodation. The building has been carefully adapted to deliver characterful studio and office space, combining contemporary functionality with an industrial-inspired aesthetic that reflects the creative nature of its occupier base.

The available accommodation offers an attractive blend of original architectural features and modern workplace design, creating an inspiring environment for collaboration, innovation and business growth. Exposed structural elements, feature lighting, high ceilings and industrial-style finishes contribute to the unique identity of the space, while large windows provide excellent levels of natural light throughout the working day.

The offices have been configured to support the needs of modern creative occupiers, offering flexible open-plan areas suitable for collaborative working, project-based teams and studio-style operations. The space is particularly well suited to digital agencies, software developers, graphic designers, marketing consultancies, content creators, architects and other businesses operating within the creative and technology sectors.

Occupiers benefit from access to a like-minded business community within the building, fostering opportunities for networking, collaboration and knowledge sharing. The overall atmosphere is informal, energetic and entrepreneurial, providing an alternative to conventional city centre office accommodation.

High Bridge Works presents a rare opportunity to secure workspace within one of Newcastle's most distinctive creative business environments, offering a combination of character, individuality and practicality in a prime city centre location.

Location

High Bridge Works is prominently positioned on High Bridge Street in the centre of Newcastle upon Tyne, one of the city's most established and vibrant commercial locations. Situated within the historic Grainger Town area, the property benefits from an attractive mix of period architecture, modern business occupiers and an extensive range of city centre amenities. The surrounding area has become a recognised hub for creative, digital and professional businesses, alongside an eclectic selection of independent cafés, restaurants, bars and retail operators, creating a lively environment throughout the working day and into the evening.

The property is conveniently located close to a number of Newcastle's key landmarks, including Grey Street, Grey's Monument, the Theatre Royal, Grainger Market and Newcastle Keep. The city's prime retailing destinations, cultural venues and the Quayside are all within a short walk, providing occupiers with immediate access to a wide variety of leisure, hospitality and convenience amenities. Occupiers in the wider locality include a broad range of professional service firms, creative agencies, technology businesses and hospitality operators, reflecting the area's reputation as one of Newcastle's most desirable city centre business locations.

Transport connections are excellent. Monument Metro Station and Central Station are both within easy walking distance, providing comprehensive local and regional rail services. Newcastle Central Station offers direct connections to major cities including London, Edinburgh, Leeds and York, while the nearby Metro network provides efficient access throughout Tyne and Wear. The A167(M) and wider regional road network are readily accessible, and Newcastle International Airport can be reached in approximately 15 minutes by car or via Metro services, ensuring convenient national and international connectivity.



Accommodation

We understand that the property comprises the following approximate Net Internal Floor Areas (NIA):

Description	sq m	sq ft
First Floor Studio 1	283.35	3,050
First Floor Studio 2	233.74	2,516

Asking Rent & Terms

The property is available on an Effective Full Repairing and Insuring basis at an asking rent of £30 per sq ft per annum (inclusive of service charge) exclusive of VAT, with terms to be agreed, subject to contract.

Planning / Use

The property has consent for office use under E Use Class of the Town & Country Planning Use Classes Order as amended 1 September 2020. There is a restriction on user that the offices can only be occupied by creative businesses. Further information available upon request.

Service Charge

A service charge is payable to cover the costs of the maintenance of the exterior structure and common parts. Further information available upon request.

Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand for their apportionment. The tenant will be responsible for obtaining their own contents insurance.

Services

We understand that the property benefits from all main service connections, however, any interested party is advised to make their own investigations with regard to this matter.

Business Rates

Interested parties are advised to contact the Local Rating Authority (Newcastle City Council) to verify the business rates and rates payable for each available office.

Energy Performance Certificate (EPC)

The property currently has an asset rating of Band D (96). A full copy of the EPC can be obtained via the link below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK](#)

Anti Money Laundering

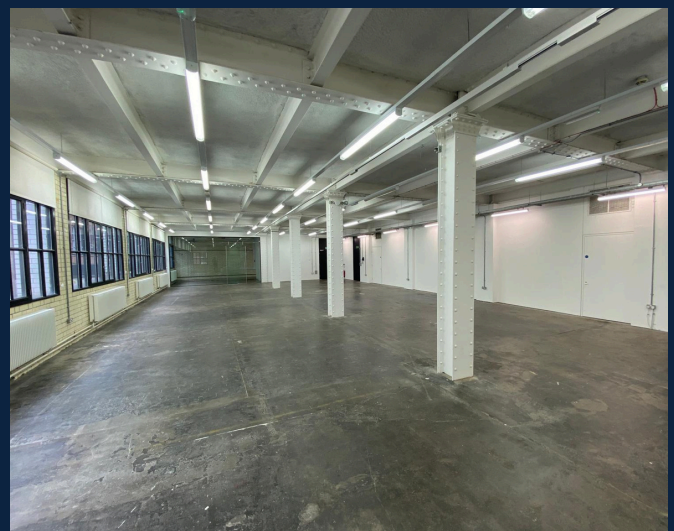
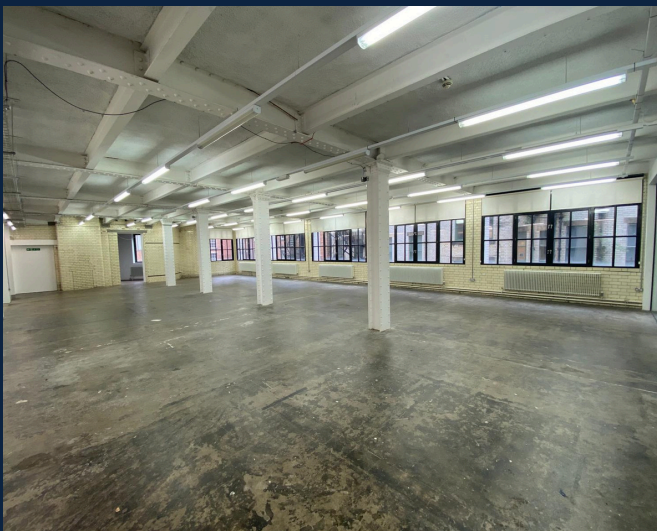
In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful tenant.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal costs

Each party to be responsible for their own legal costs incurred throughout any transaction.



Viewings

For further information or to arrange a viewing please contact the sole letting agents:

► **Mark Convery**

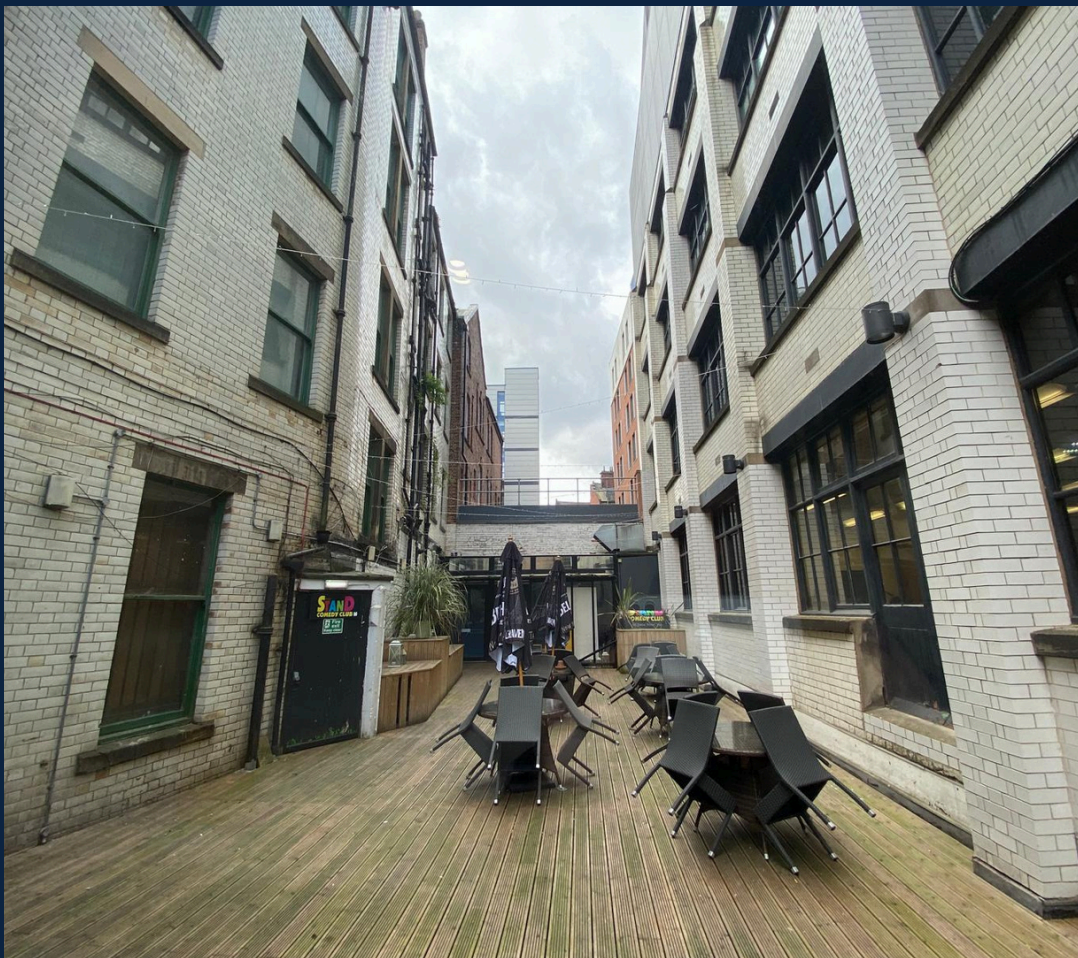
07525 872 141

mark.convery@sw.co.uk

► **Kevin McGorie**

07901 710 671

kevin.mcgorie@sw.co.uk



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May 2026

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