

TO LET

Kelburn Point

7-19 Mosley St, Newcastle upon Tyne NE1 1YE

To be fully refurbished



18,000 sq ft Grade A office located in the heart of Newcastle

PARKER KNIGHTS
REAL ESTATE

SW
Sanderson
Weatherall



Description

Kelburn Point will be a unique office development with strong amenity provision, car parking and expansive floorplates extending to 18,074 sq ft. The development offers the opportunity for one occupier to take their own self-contained office in a super prime location within the city. The redesigned space will help satisfy a much-needed supply of Grade A offices in Newcastle City Centre.



Stunning
reception



Suspended
ceilings or
exposed services



LED lighting with
PIR sensors



High speed
connectivity
available



Male / Female
/ DDA toilet
facilities



Target EPC A



VRF heating and
cooling



Gas free



Bike Storage



Shower facilities /
changing rooms

Kelburn Point 7-19 Mosley St, Newcastle upon Tyne NE1 1YE



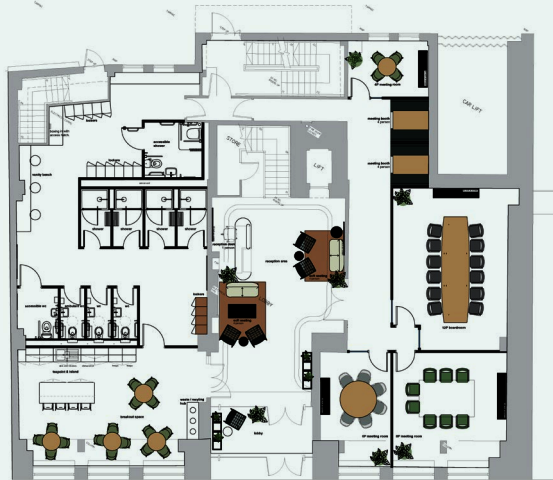
Location

Kelburn Point is positioned on Mosley Street, which lies adjacent to Grey Street, said to be one of the most beautiful streets in England.

Newcastle Central Station is only a 5 minute walk and public transport stops directly by the building. Situated in the heart of Newcastle, a wide range of cultural, leisure and shopping opportunities are on your doorstep. A 259 space car park is opposite on Dean Street complete with recharging points for electric vehicles.



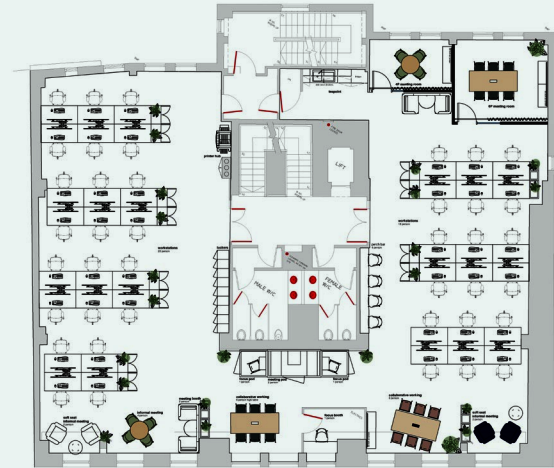
Floor Plans



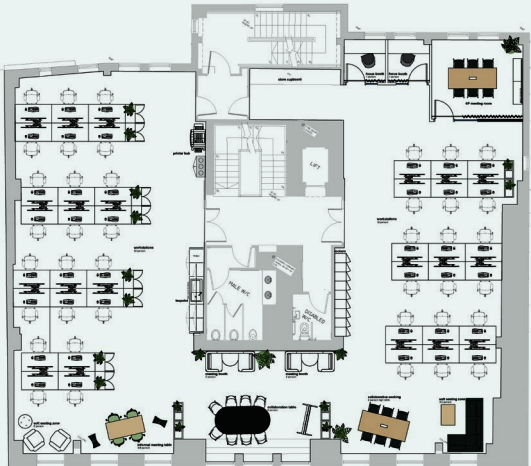
Ground Floor: (East) 1,173 sq ft (West) 1,399 sq ft



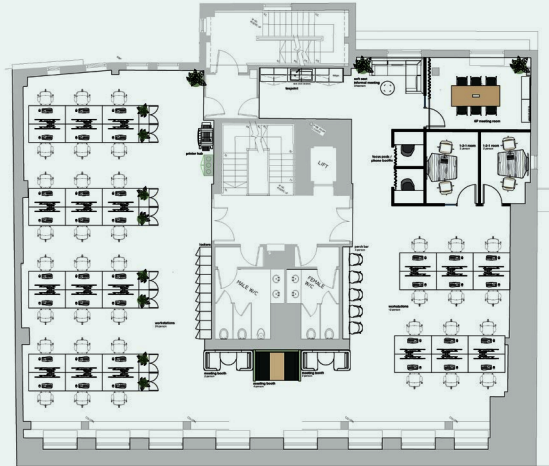
First Floor: 3,240 sq ft



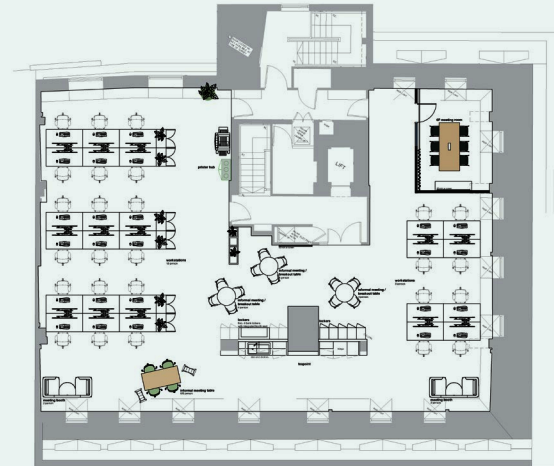
Second Floor (East) 1,442 sq ft (West) 1,798 sq ft



Third Floor: 3,290 sq ft



Fourth Floor: 3,068 sq ft



Fifth Floor: 2,664 sq ft

Basement: 12 car parking spaces

Total Net Internal Area: 18,074 sq ft

Kelburn Point 7-19 Mosley St, Newcastle upon Tyne NE1 1YE



Rent

On application.

Terms

New FRI lease available.

Service Charge

To be confirmed.

Rateable Value

To be re-assessed.

EPC

Target A.

Legal Costs

Each party to bear their own legal costs.

Further Information

Michael Downey
mdowney@parkerknights.co.uk
07711 767 423

Carolyn Ridley
cridley@parkerknights.co.uk
07437 911 193

PARKER KNIGHTS
REAL ESTATE

Kevin McGorie
kevin.mcgorie@sw.co.uk
07901 710 671

Amy Lamming
amy.lamming@sw.co.uk
07561 710 960



Sanderson
Weatherall

Misrepresentation Act: These particulars do not form part of any contract. Parker Knights / Sanderson Weatherall nor any of their directors, employees or agents are authorised to give or make any warranty or representation on behalf of any party. Whilst information and particulars are given in good faith, intending purchaser or tenants must satisfy themselves independently as to the accuracy of all matters on which they intend to rely. All negotiations are subject to contract. Designed and produced by Creativeworld T: 01282 858200