

OFFICE TO LET

ST NICHOLAS BUILDING, ST NICHOLAS STREET, NEWCASTLE UPON TYNE, NE1 1RF

ST NICHOLAS BUILDING, NE1

8,095 Sqft. (752.05 sq. m)

DESCRIPTION

St Nicholas Building is a modern, well specified office building which was redeveloped behind a retained listed facade. The building provides column free space around a central core and two atriums which provide excellent natural light to the office space.

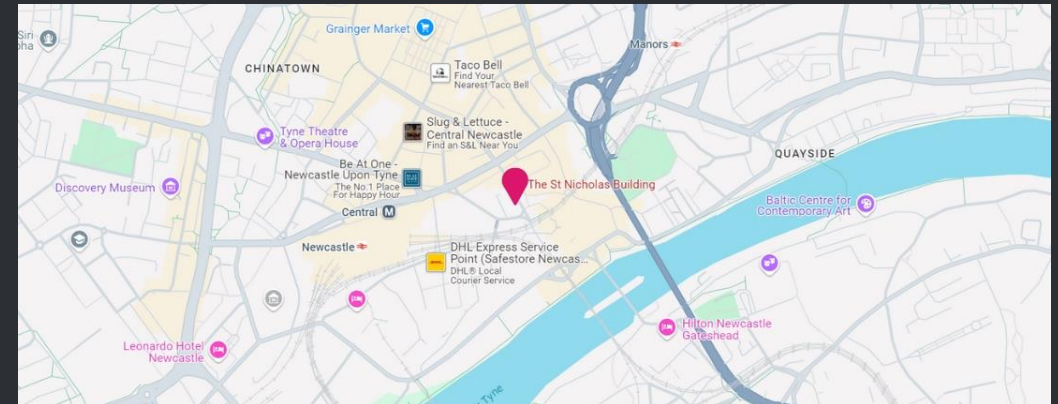
Male, female and disabled toilet facilities are in the common areas on each level. The building also benefits from cycle store and shower facilities.

LOCATION

St Nicholas Building is well located in the heart of the city with excellent pedestrian access to Newcastle Central Railway and Metro station, only a 5-minute walk. Due to its central location, occupiers benefit from ease of access to the cities retail and leisure offering.

SPECIFICATION AND AMENITIES

- Fully fitted office space
- Open plan work area
- Meeting rooms
- Breakout space
- Staff rest area
- Car parking
- Toilet facilities (inc. disabled toilets)
- Kitchen facilities



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SCHEDULE OF AREAS

Floor	Sqft.	Rent	Available
1st Floor	8,095	£177,000 p/annum	Immediately

LEASE OPTIONS

Assignment or Sublease until Dec 2026 or new lease with the landlord by arrangement

FINANCIALS

Rent: £21.81 p/Sqft.
Rates: £7.97 p/Sqft.
S/C: £10.64 p/Sqft.

VIEWINGS

Joint Agents with Avison Young

YOUR SHB CONTACTS

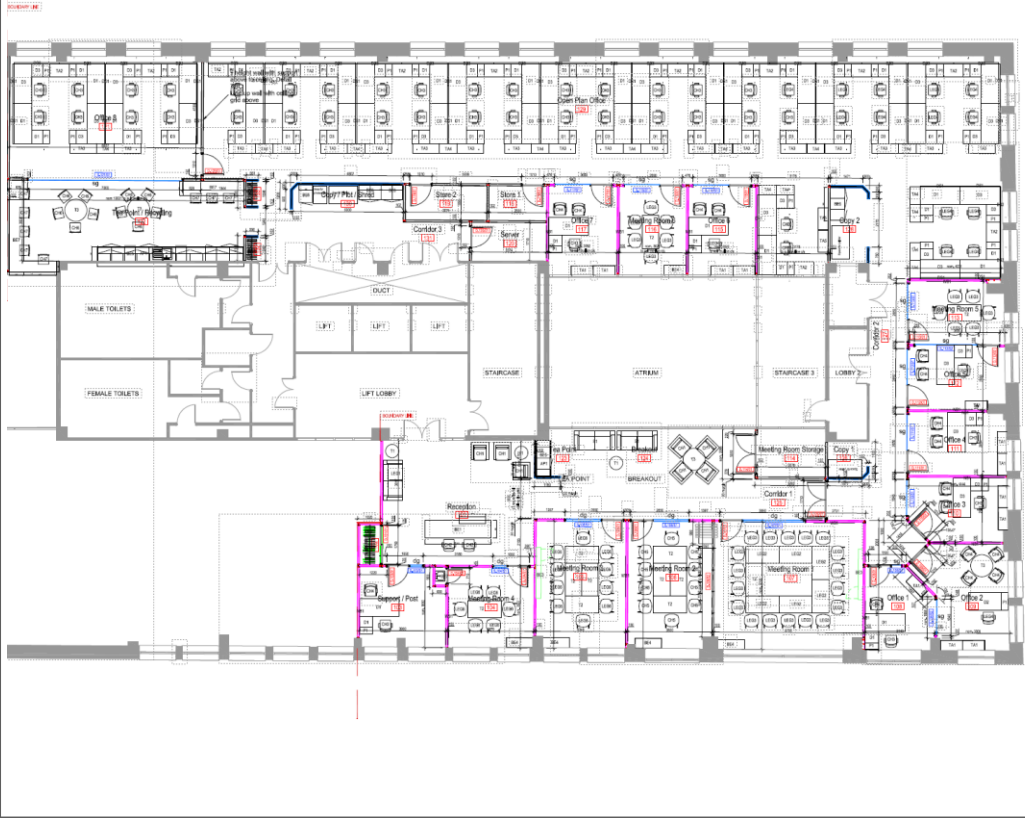


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FLOOR PLAN



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