



TO LET OFFICES

MILBURN HOUSE, DEAN STREET, NEWCASTLE UPON TYNE NE1 1LE



Sanderson
Weatherall



Summary

- Situated in the Heart of Newcastle City Centre
- Grade II Listed Building
- Asking Rent: £12.50 per sq ft per annum exclusive
- Suites available from 47 sq m (500 sq ft) on competitive and flexible terms
- Subject to Contract

Description

Milburn House has been the proud home of Newcastle businesses for over 100 years.

This striking building pays homage to the seafaring routes from the River Tyne with an abundance of stunning embellishments throughout the interior waiting to be discovered.

Majestic Milburn House, now a Grade II listed building, was completed in 1905. Behind its imposing façade is a fairy-tale interior tiled in ochre yellow and deep green in a grand sweep of Art Nouveau. Designed to resemble the bow of a ship pointing towards the River Tyne, communal areas are identified with deck letters rather than numbers and the spacious atria and halls surprise the visitor at each turn.

Accommodation

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

130,000 sq ft (12,075 sq m) over 8 floors

Location

The Grade II listed Milburn House occupies a strategic location on Dean Street between the traditional Central Business District and the Quayside, with its many bars and restaurants convenient for business entertaining. Having been constructed in the 1900's, Milburn House has been sympathetically updated to provide office suites of various sizes, capable of using the latest technology.

The building is home to many substantial national and local professional firms including solicitors, surveyors, accountants, architects, engineers and planning consultants.

Asking Rent & Lease Terms

The property is available on a Full Repairing and Insuring basis at an asking rent of £12.50 per sq ft per annum exclusive of VAT, with terms to be agreed, subject to contract.

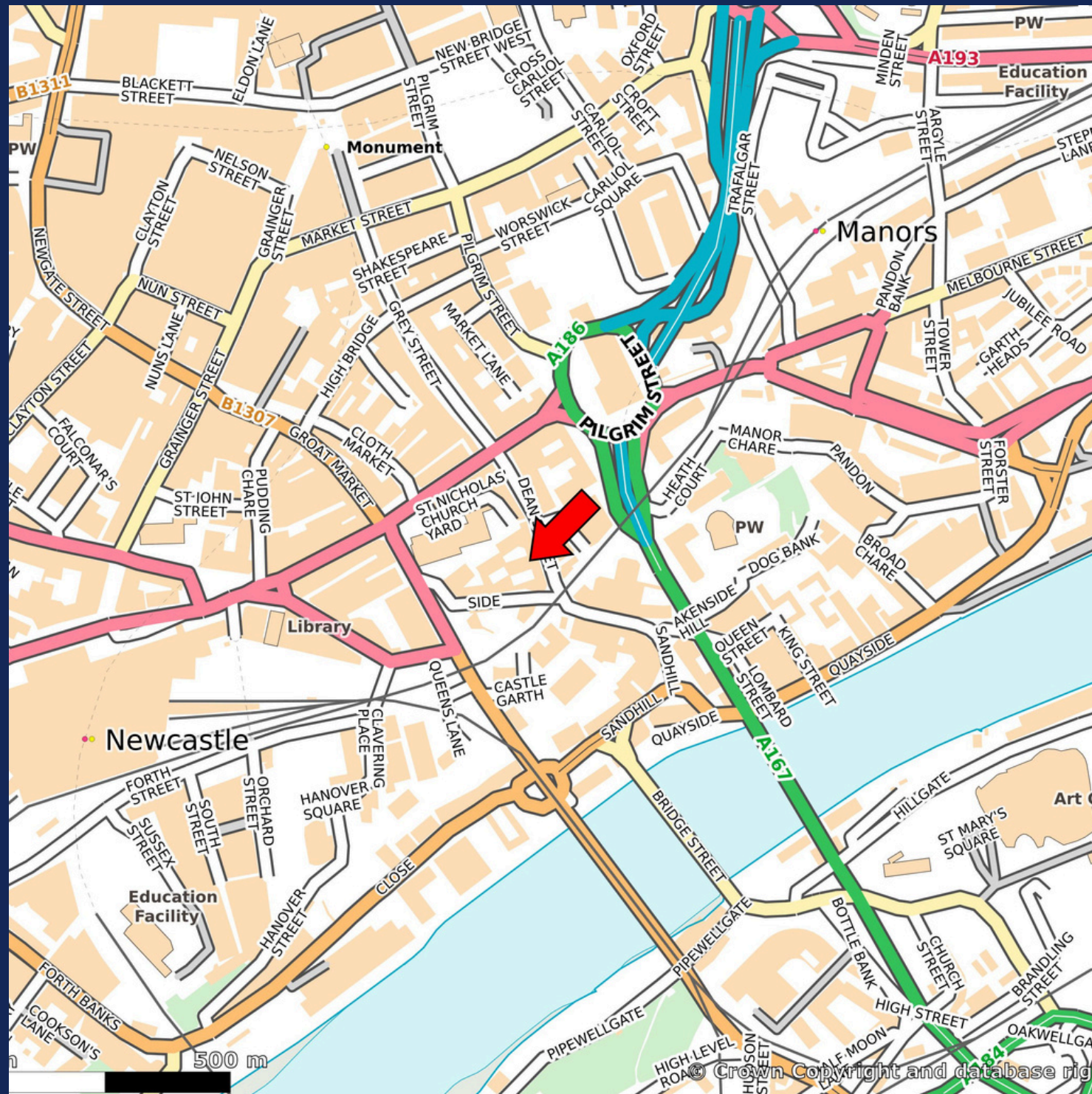
Energy Performance Certificate

The property currently has an Energy Asset Rating of Band E (124). A full copy of the EPC can be obtained from the link provided below:

[Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](#)

Service Charge

Further information available on request.



Services

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

Business Rates

Interested parties are invited to contact the Local Rating Authority (Newcastle City Council) to verify the current rates payable.

Anti-Money Laundering

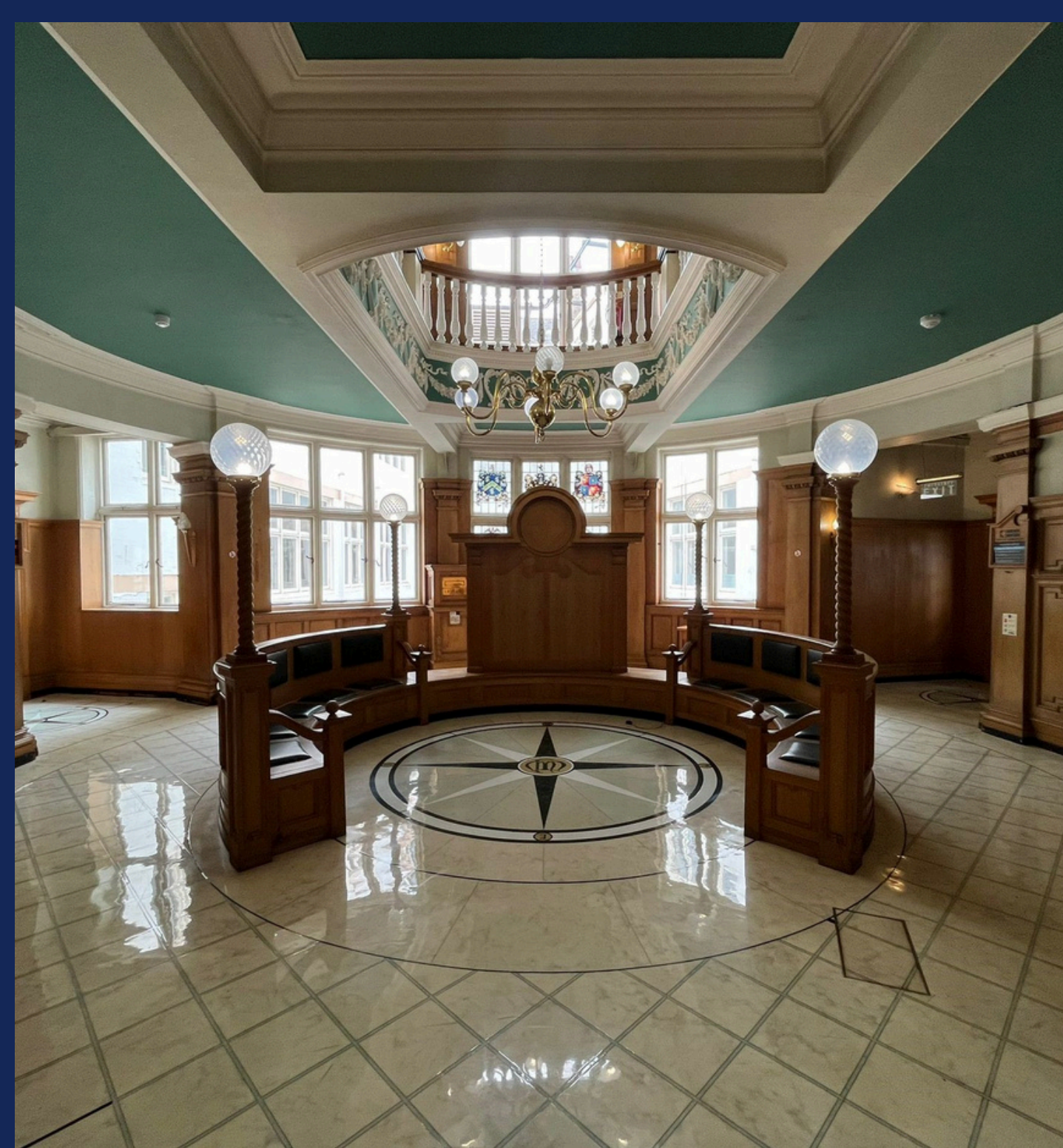
In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

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







Contact

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

Kevin McGorie



07901 710 671



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Or via our joint agents, Parker Knights

Michael Downey



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October 2025

