

Cathedral Buildings

DEAN STREET, NEWCASTLE UPON TYNE NE1 1PG

Only
Available
Suite

Option for
bespoke
tenant fit out





Third floor suite - example of Landlord's fit out for tenant



Cathedral Buildings offers distinctive office space in an historic building. Original building features bring character and charm which, coupled with contemporary fit out, offers the chance for occupiers to create a superb workplace for their employees.

The first floor suite of 1,487 sq ft (138.15 sq m) is available to let with the opportunity to create a bespoke fit out perfect for your office requirements.



PROPOSED SPACE PLANNING 1ST FLOOR

The available suite is finished to a landlord Cat A specification. The landlord is able to provide a fully fitted "turn key" suite for an incoming occupier as demonstrated by the proposed space planning layout provided.



Images of First Floor South are provided below



DESCRIPTION

Cathedral Buildings provides a mixture of office and retail facilities, set in a unique decorative design dating back from the building's construction in 1901. The building's external appearance particularly stands out against the surrounding streetscape. The space within the building is a functional design offering views towards some of Newcastle's best landmarks. The rear of the building faces directly onto St. Nicholas Cathedral where the infamous 'Vampire Rabbit' overlooks the grounds from above the door.

With frontage to both St Nicholas Cathedral and Dean Street, Cathedral Buildings offers a workplace that has amazing views, flooded with natural light and home to local, national and multi-national businesses.

AVAILABILITY

Only suite available

High quality 1st floor office suite to let extending to 1,487 sq ft (138.15 sq m).



RENT

£21.50 per sq ft per annum exclusive.

TERMS

The accommodation is available by way of an effective full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

£5.25 per sq ft (inclusive of heating).

RATES

Rateable Value £25,500.

VAT

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

EPC

C(60).



SPECIFICATION

- Bespoke contemporary fit out available
- Exceptional views of St Nicholas Cathedral
- Superb level of natural light from full height windows
- New LED suspended lighting
- CAT-5 Data cabling
- Fibre optic broadband to building
- Expansive floor to ceiling height, including fully operational sash windows
- Fully serviced passenger lift
- WCs on each floor
- Shower facilities





LOCATION

Cathedral Buildings is the prominent character building on Dean Street, the main link between Grey Street and Newcastle Quayside.

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 directly opposite complete with recharging points for electric vehicles.



FURTHER INFORMATION FROM JOINT AGENTS

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