



**AVISON
YOUNG**

Keel Row House, 1 Sandgate, Newcastle upon Tyne, NE1 2NG

Office To Let | £25.44 per sq ft | 7,091 to 29,140 sq ft

Grade A Office Space on the Quayside with 81 car parking spaces

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Summary

- Rent: £25.44 per sq ft
- Business rates: £8.24 per sq ft
- Service charge: £4.68 per sq ft
- EPC: C (62)
- Lease: Assignment

Further information

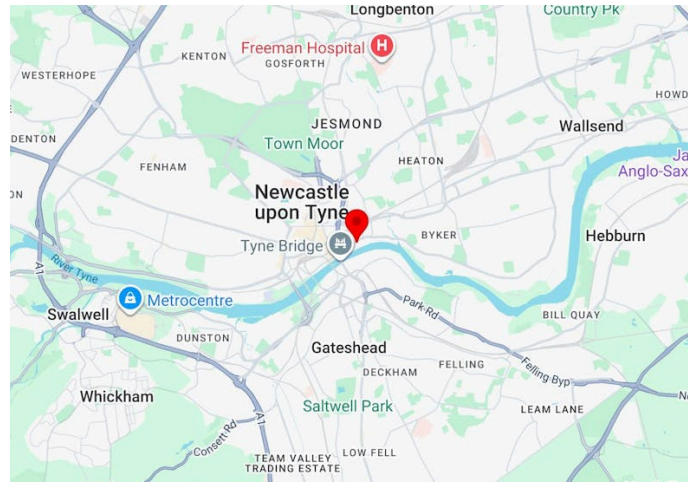
- [View Microsite](#)

Contact & Viewings



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Key Points

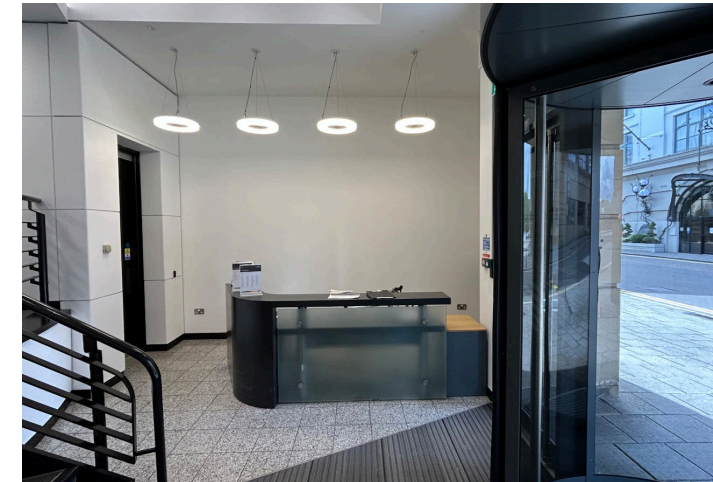
- Excellent views over the River Tyne and City Centre landscape
- Raised access flooring
- Carpeted floor covering
- Two passenger lifts
- Dedicated reception area
- LED lighting
- 81 Car parking spaces in adjacent multi-storey

Description

Keel Row House is a prominent Quayside Grade A Office on Sandgate. The building presents a rare opportunity in the market for an occupier to occupy a self contained detached premises in an accessible city centre location. The building comes with 81 car parking spaces in the adjacent Sandgate Car Park. Specification includes, raised access flooring, dedicated reception, two passenger lists, WC's to each floor, kitchen facilities to each floor, shower facility, and carpeting throughout.

Location

Newcastle Quayside is a unique riverside location offering stunning views of the Tyne and its various bridge and buildings. The Quayside also has a wealth of cultural and leisure facilities including a wide range of hotels, restaurants and bars including the new Dakota hotel, Malmaison, Café 21, St Vincent and Broad Chare venues.



Metro access is available within a short walking distance via Manors Metro Station, and the Quayside itself provides excellent cycle and pedestrian access. Car parking provision is very good, with 81 spaces in Sandgate Car Park attached to the lease.

Accommodation

Name	sq ft	sq m	Availability
Ground	7,091	658.78	Available
1st	7,336	681.54	Available
2nd	7,377	685.35	Available
3rd	7,336	681.54	Available
Total	29,140	2,707.21	

Tenure

Available by way of assignment of existing lease ending in December 2030.



