

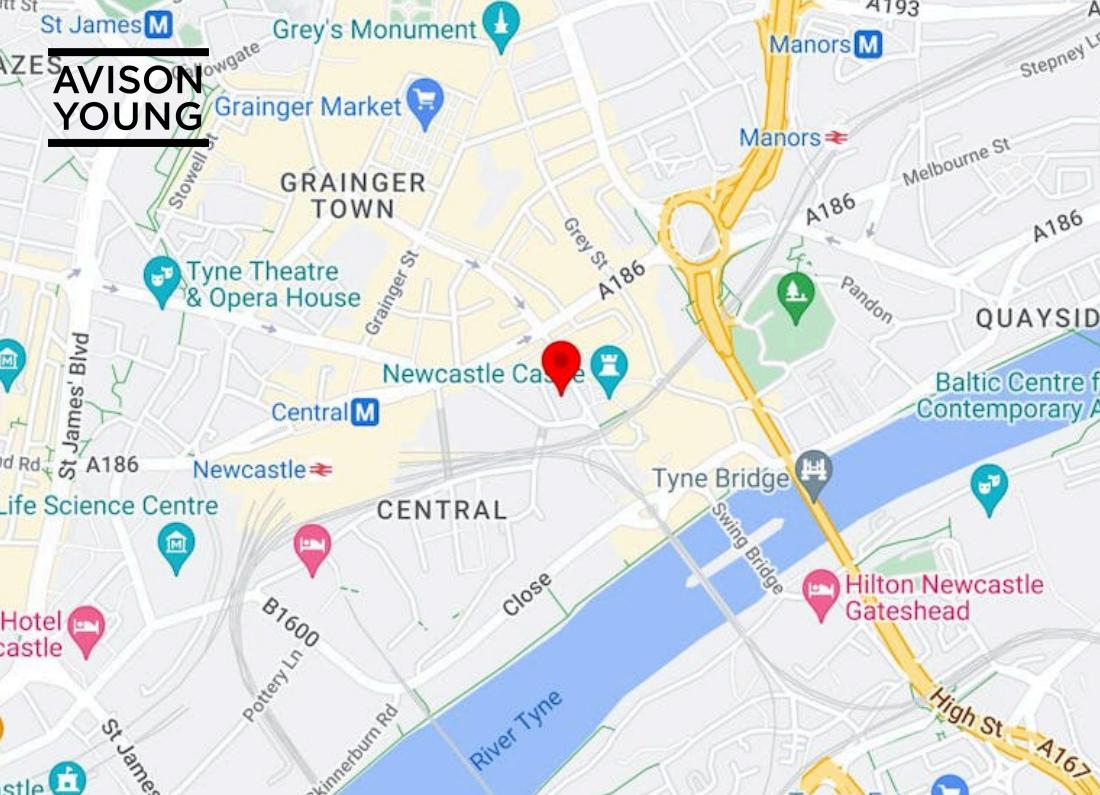


St. Nicholas Building, St. Nicholas Street, Newcastle upon Tyne, NE1
1RF

**AVISON
YOUNG**

Office To Let | £177,000 per annum | 8,095 sq ft

Available fitted first floor office suite in landmark building at the heart of the Newcastle office core with views over Newcastle Cathedral



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 located 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.

Key Points

- High quality office accommodation
- Offers a mix of open plan space, meeting rooms private offices and staff break out area and private offices
- Basement car parking
- High quality recently refurbished ground floor reception
- Views over Newcastle Cathedral
- Easy pedestrian access to Newcastle central railings and metro station

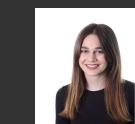
Accommodation

Name	sq ft
1st - Fully fitted office suite providing a mix of open plan work area, meeting rooms, break out space and staff rest area.	8,095
Total	8,095

Summary

- Rent: £177,000 per annum
- Business rates: £68,796 per sq ft
- Service charge: £86,148 per annum
- Car parking charge: £1,500 per space / annum
- EPC: C
- Lease: Assignment
- Terms: 10 years

Contact & Viewings



Megan Cooper
0191 269 0066 | 07823 552 237
megan.cooper@avisonyoung.com



Adam Lawson
0191 269 0064 | 07825 113 277
adam.lawson@avisonyoung.com

Further information

- [View details on our website](#)

