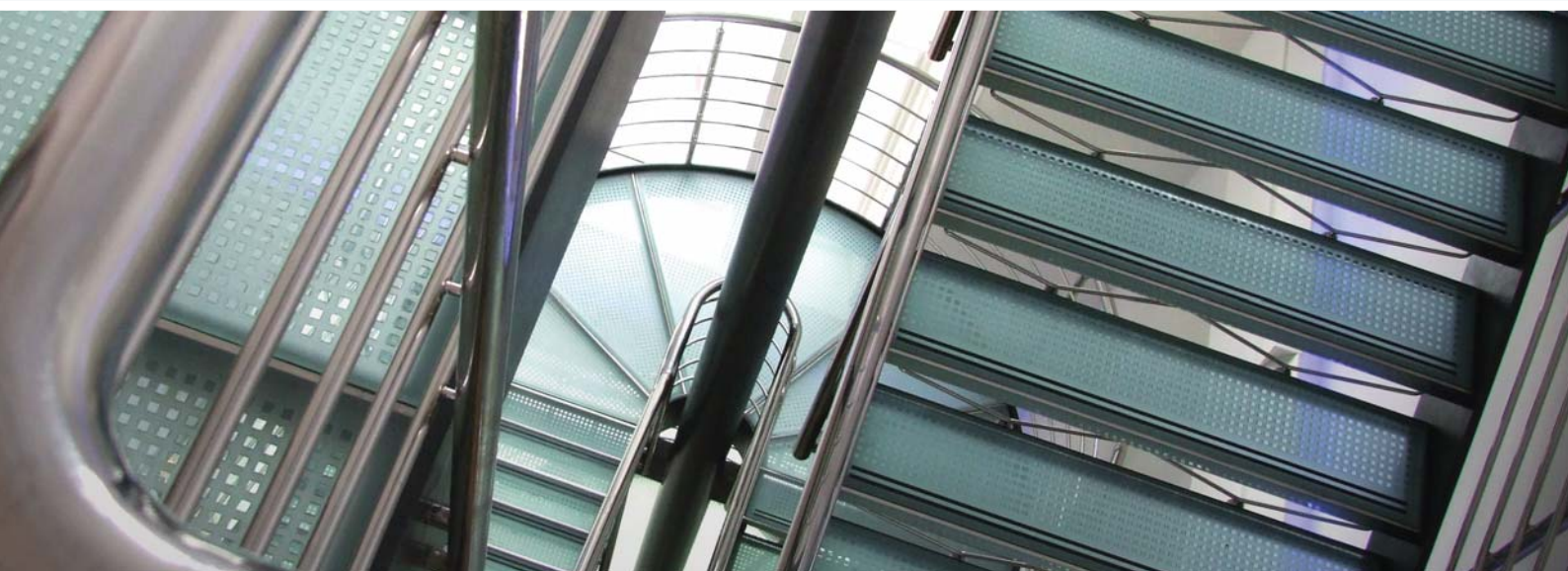


# LLOYDS COURT

78 GREY STREET



AN OUTSTANDING OPPORTUNITY TO ACQUIRE A 3RD FLOOR SUITE AMOUNTING TO 7,500 SQ FT IN LLOYDS COURT, A SIGNIFICANT REDEVELOPMENT SET BEHIND ONE OF JOHN DOBSON'S MAGNIFICENT CLASSICAL FACADES.



## LLOYDS COURT, 78 GREY STREET, NEWCASTLE UPON TYNE.

OFFICE - TO LET  
7,500 SQ FT

Occupying a commanding position on Grey Street and the corner of High Bridge Street, the accommodation at 3rd floor level provides 7,500 sq ft.

The main entrance is positioned on the elegant corner of Grey Street and High Bridge Street, creating a striking feature and sense of arrival. With west facing views to Grey Street and with a single volume of natural light it offers a unique welcome to the staff and visitors of Grey Street.



THE ENTRANCE AREA PROVIDES  
DUPLEX LIFTS TO EACH FLOOR  
AND IS FURTHER COMPLIMENTED  
BY A FEATURE STAINLESS STEEL AND  
GLASS STAIRCASE WITH CAREFULLY  
SELECTED FINISHES OF HONED  
LIMESTONE TO THE FLOOR.

### SPECIFICATION

- Comfort cooling
- 600mm x 600mm fully accessible raised access floors with 150mm void
- Male and female toilets to each floor
- Secure dedicated basement car parking spaces
- Suspended ceiling
- Recessed 600 x 600 LG3 Cat 2 lighting
- CCTV installation and door entry system
- 2 x 8 person passenger lifts
- Kitchen/staff break out area

### RENT

Third floor: £140,619 per annum

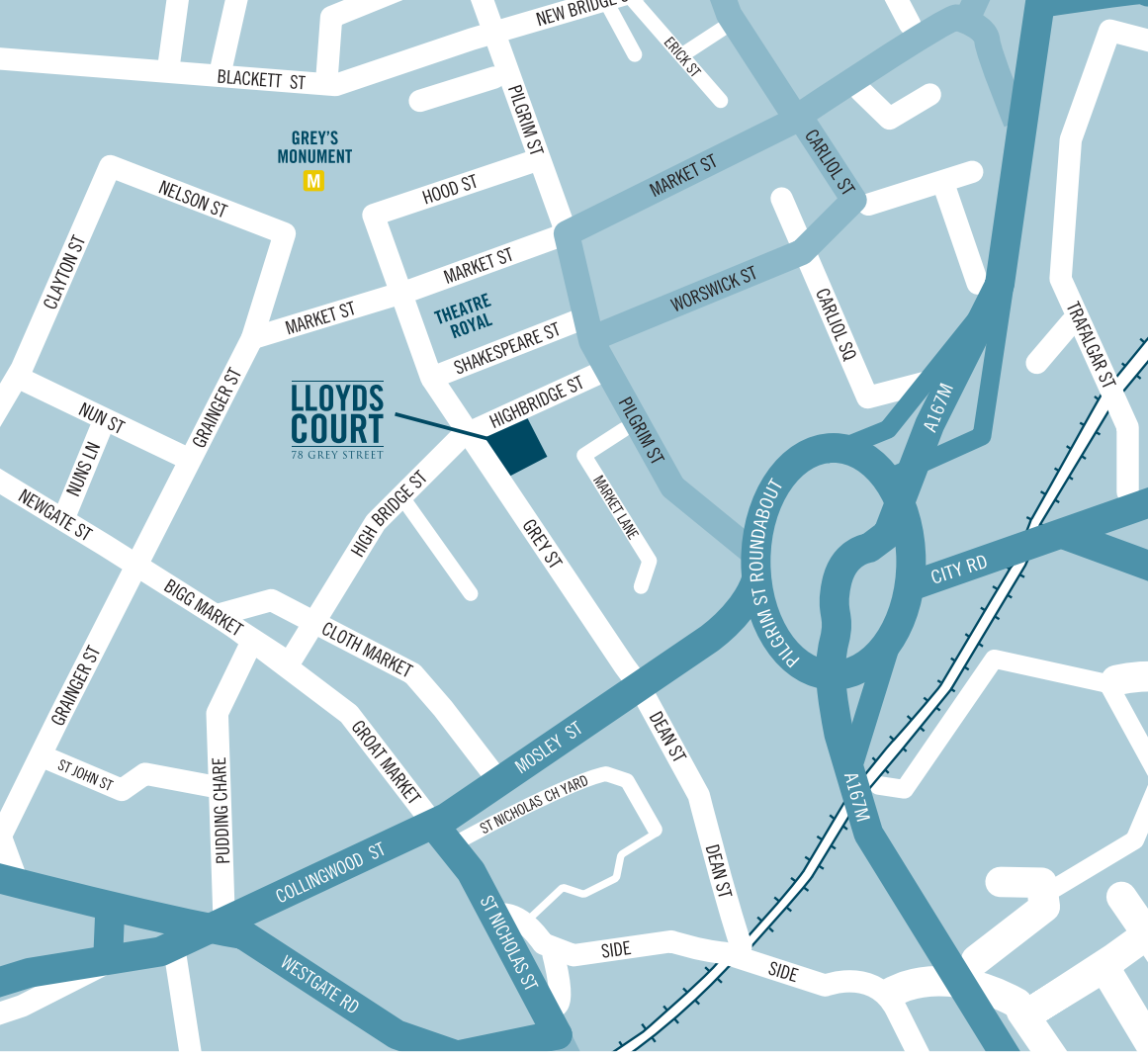
### TERM

The suite is available by way of an assignment of an existing lease expiring April 2018 or alternatively by way of a sublease. Any agreement will be on effective Full Repairing and Insuring terms by way of a service charge.

### RATES

To be assessed. All interested parties are advised to make their own enquiries to clarify the rateable value by contacting the Newcastle Valuation Office on (0191) 220 7000 or alternatively on line at [www.voa.gov.uk](http://www.voa.gov.uk)





## LOCATION

- Eldon Square shopping centre is within 2 minutes walk
- Newcastle Central railway station is within 5 minutes walking distance
- Newcastle's vibrant social scene along with the Quayside are all within walking distance
- There are excellent links with all the major roads and motorways
- Newcastle finest restaurants and bars and cafe society are all near
- Newcastle International Airport is approximately 15 minute drive time
- Numerous Metro stations are within easy walking distance, particularly the Monument Metro station only minutes from the reception area

## OTHER OCCUPIERS IN GREY STREET INCLUDE:

Scott Wilson  
Barclays Bank  
Coutts & Co  
HSBC Banks Plc  
Theatre Royal  
Gardiner & Theobald  
Deloitte & Touche  
NatWest Bank Plc  
Svenska Handelsbanken

## RESTAURANTS, RETAIL AND LEISURE ON GREY STREET INCLUDE:

La Tasca  
Theatre Royal  
Union  
Costa  
Blakes  
Zizzi Restaurant  
Bang & Olufsen  
Vidal Sassoon  
Bar Luga  
Grey Street Hotel  
Whitewall Galleries  
Living Room



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### Misrepresentation

These brief particulars are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liabilities as a result of any error or omission in the particulars or any other information given. (December 2009)