



TO LET

26 Forth Place Newcastle upon Tyne NE1 4EU

Office Accommodation

Specification

- Close to Newcastle Central Station
- Fully self-contained
- Rent £15,000 per annum
- May consider long leasehold disposal

Location

The property is situated to the west of Newcastle City Centre between Clayton Street West and Waterloo Street. The property is located close to the Centre for Life in a mixed commercial and residential area. The property is close to Newcastle Central Station, public transport links, on street and multi storey car parks.

Description

The accommodation is self-contained access via Forth Place. The ground floor provides reception area with corridor leading to the offices off. Currently the space is split into a number of offices/meeting rooms with ladies and gents WC accommodation on the lower ground floor/basement level. Staff and kitchen facilities are on the ground floor.

Accommodation

Basement	570 sq ft	(52.95 sq m)
Ground Floor	690 sq ft	(64.76 sq m)
First Floor	823 sq ft	(76.46 sq m)
Total	2,090 sq ft	(194.17 sq m)

Services

The property is served by mains water and electricity. We understand that the heating system is common to the residential units above, however, we are currently waiting for confirmation from our client regarding this matter.

Tenure

The premises are available via a new effective FRI lease at a rent of £15,000 per annum, for a term of years to be agreed. Alternatively our client may also consider the disposal of the premises on a long leasehold basis.

Rating Assessment

The assessment currently appearing on the Valuation List is as follows: -

Offices & Premises £8,300

The Uniform Business Rate for the year 2008/09 is 46.2 pence in the pound.

Legal Costs

The incoming tenant will be responsible for the landlords reasonable legal costs incurred in the transaction.

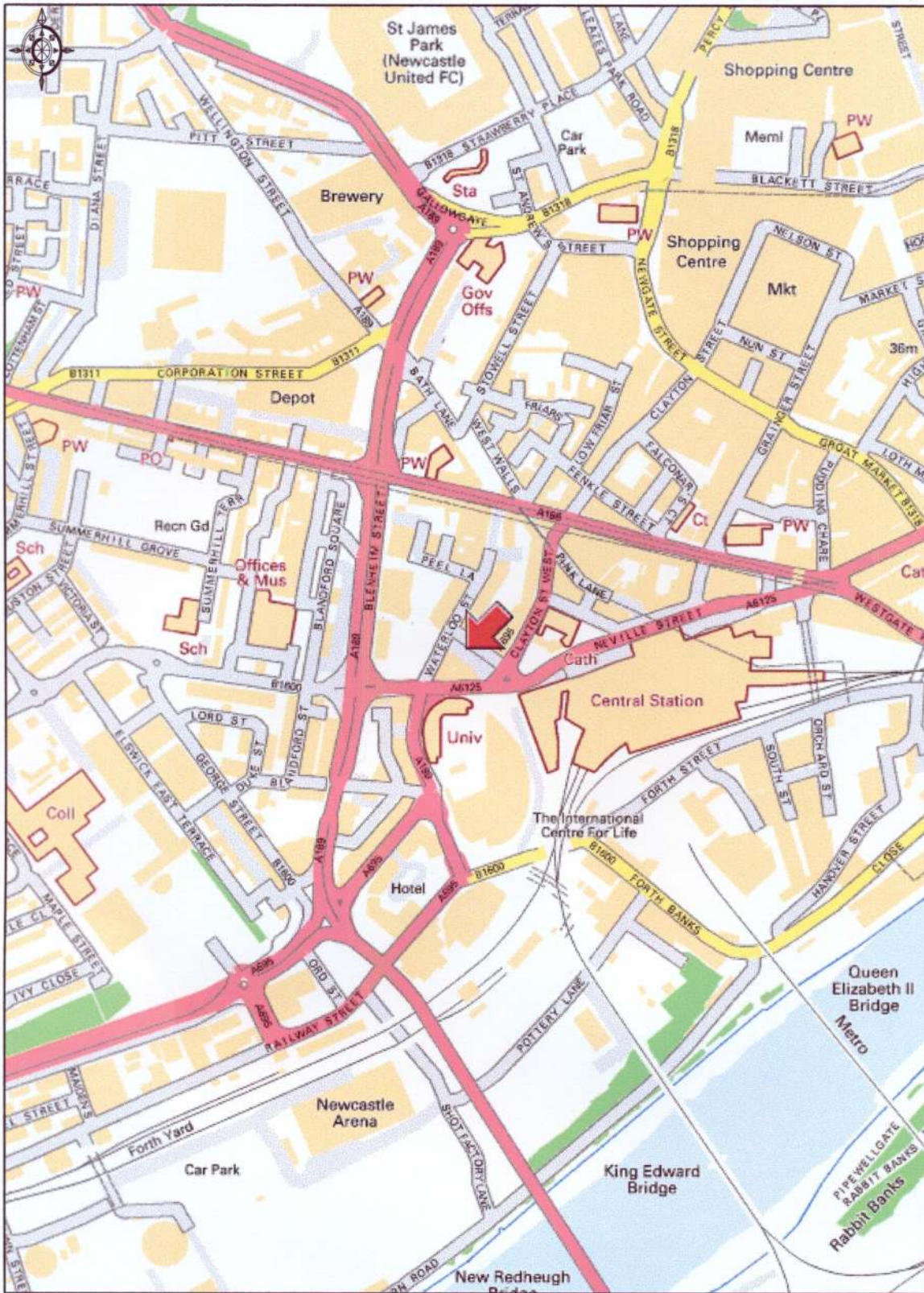
VAT



All figures quoted are exclusive of VAT where chargeable.

Viewing

By appointment through sole agents, Johnson Tucker LLP.

Subject to Contract





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