



OFFICES TO LET

**Central Square,
Forth Street, Newcastle upon Tyne, NE1 3PJ
(Ground Floor, Suites 2, 5 & 6)**

Rent £16.50 per sq ft

Service Charge £6.65 per sq ft

Rates Payable £7.10 per sq ft

- High specification offices
- Total area available 470 sq m (5,063 sq ft)
- Attractive common parts with water feature, 25 m atrium with limestone floor
- 24 Hour access and manned reception
- On site café and conference room available
- Available as a whole or individual suites
- Parking ratio 1 space per 900 sq ft

Location

Central Square is situated on Forth Street, to the south of Newcastle Central Station. The area is part of the Stephenson Quarter, which is to undergo major redevelopment.

Public transport facilities are available within easy walking distance at Central Station. There is demised parking with additional on street parking available on Forth Street.

Description

The property is within a five storey attractive modern office building, which has 24 hour access with manned reception and CCTV. The common parts have air conditioning, an on site café and communal WC's. A 100 person conference room is also available for existing tenants.

The suites are situated on the ground floor and are fitted out to a high specification with air conditioning and under floor trunking. Suite 2 has an integral kitchen (see photograph 2).

Suite 2 is available as a single unit. Suits 5 & 6 are currently combined but could be separated.

There is demised parking with a ratio of 1 space per 900 sq ft. Additional spaces are available by separate negotiation.

Accommodation

The floor areas are as follows: -

Unit 2	161 sq m	(1,738 sq ft)
Unit 5	114 sq m	(1,222 sq ft)
Unit 6	195 sq m	(2,103 sq ft)
Total	470 sq m	(5,063 sq ft)

Tenure

The property is offered either by way of an assignment or subletting for a term expiring on 09 April 2015. The current rent equates to £16.50 per sq ft. The lease is on standard fully repairing and insuring terms. The landlord has indicated that a longer term may be available to interested parties.

Service Charge

The service charge equates to approximately £6.65 per sq ft.

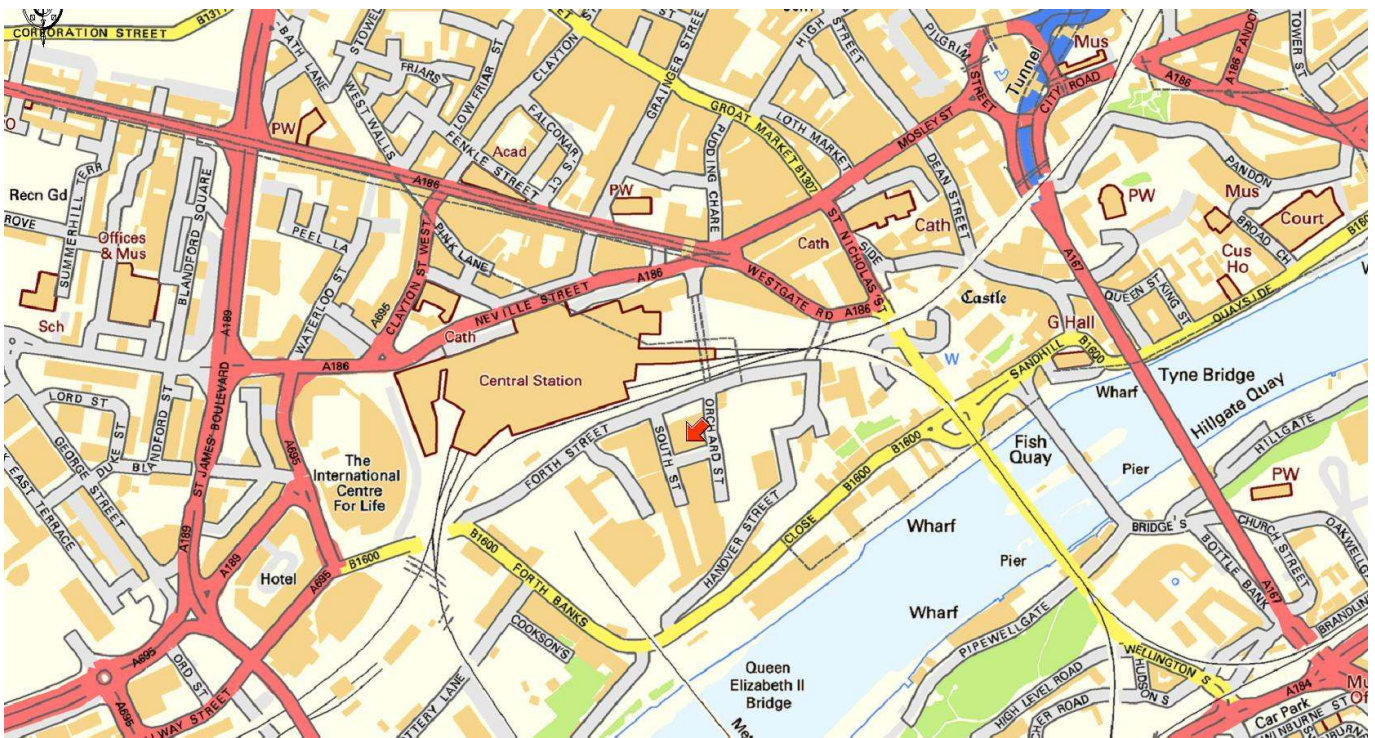
Rating Assessment

The accommodation will have to be separately assessed for rating purposes. The rates payable equates to approximately £7.10 per sq ft.

Viewing

By appointment through sole agents, Johnson Tucker LLP. Contact Andrew Tucker.

Subject to Contract



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