



**Lambert  
Smith  
Hampton**

0191 232 6291  
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# To Let

## Ground Floor Office Accommodation

## Self Contained

Ground Floor, Forth Banks House, Skinnerburn Road, Newcastle upon Tyne, NE1 3RH



- 135 Sq M (1,451 Sq Ft)
- High specification interior
- 2.8m floor to ceiling height
- 7 car parking spaces included

**Lambert Smith Hampton**

Second Floor, 41-51 Grey Street, Newcastle Upon Tyne NE1 6EE T +(0)191 232 6291

## Ground Floor, Forth Banks House, Skinnerburn Road, Newcastle upon Tyne, NE1 3RH

### Location



The subject property occupies a prominent position on the corner of both Forth Banks and Skinnerburn Road. Forth Banks forms part of the major regeneration area in Newcastle upon Tyne strategically located to the south of the Centre for Life and immediately west of The Stephenson Quarter. Newcastle Central Train Station is also located close by; the station provides direct access to the Eastcoast mainline and wider national rail network.

### Description

The subject premises comprises ground floor office accommodation within Forth Banks House. The high specification accommodation benefits from the following features:-

- New carpeting throughout
- 2.8m floor to ceiling height
- CAT II lighting
- Perimeter trunking
- Light and airy accommodation
- Male, Female and Disabled WC facilities
- On-site kitchen facilities

### Accommodation

The Net Internal Area is as follows:

Floor Area	Sq M	Sq Ft
Ground Floor	135	1,451

### VAT

All figures within these terms are subject to VAT where chargeable.

### Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

### Business Rates

Rateable Value: £12,750

### Terms

The premises is available by way of assignment at a passing rent totalling £14,000 per annum.

The existing lease is a 10 year lease beginning on, and including 20th January 2011 and ending on, and including 19th January 2021.

There may be an opportunity to surrender the existing lease and grant a new lease for a term and rent to be agreed.

### Car Parking

7 car parking spaces within The Copthorne Hotel multi-storey car park.

### Energy Performance Certificate (EPC)

EPC Rating C.

### Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

**Michael Downey**

Lambert Smith Hampton

**0191 338 8326**

[mdowney@lsh.co.uk](mailto:mdowney@lsh.co.uk)

**11th October 2017**

**Lambert  
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