



To Let

# FORTH BANKS

Newcastle upon Tyne NE1 3PA

A stylish home for your business with parking, located in the City Centre with wonderful views over the River Tyne.

**Size:**

115 sq m (1,240 sq ft)



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Forth Banks is a refurbished, office building within Newcastle city centre.

Just a short stroll from the numerous amenities clustered around Sandhill and those around Central Station, Forth Banks benefits from an enviable location on the River Tyne.

The popular GIN Bar, Mantra Thai Restaurant, and newly opened Gino D'Acampo Restaurant offer more formal dining experiences, whilst the Crown Plaza Hotel offers gym membership and access to its indoor swimming pool and Mineral House Spa.

## Forth Banks benefits from:

- + Suspended ceiling with LED panel lighting
- + Air conditioning
- + DDA compliant lift and toilets
- + High quality WC and kitchen facilities on each floor
- + A comprehensive refurbishment



## ACCOMMODATION

The suites benefit from the following Net Internal Floor Area:

FLOOR	SUITE	SQ M	SQ FT
First Floor	Suite 1.1	115	1,240
Second Floor	Suite 2.1	LET	
TOTAL		115	1,240

Examples of space planning is above and we can provide tenant space planning for the first floor on request.

## TENURE

Available to lease.

## RENT

From £17,500 per annum.

## RATEABLE VALUE

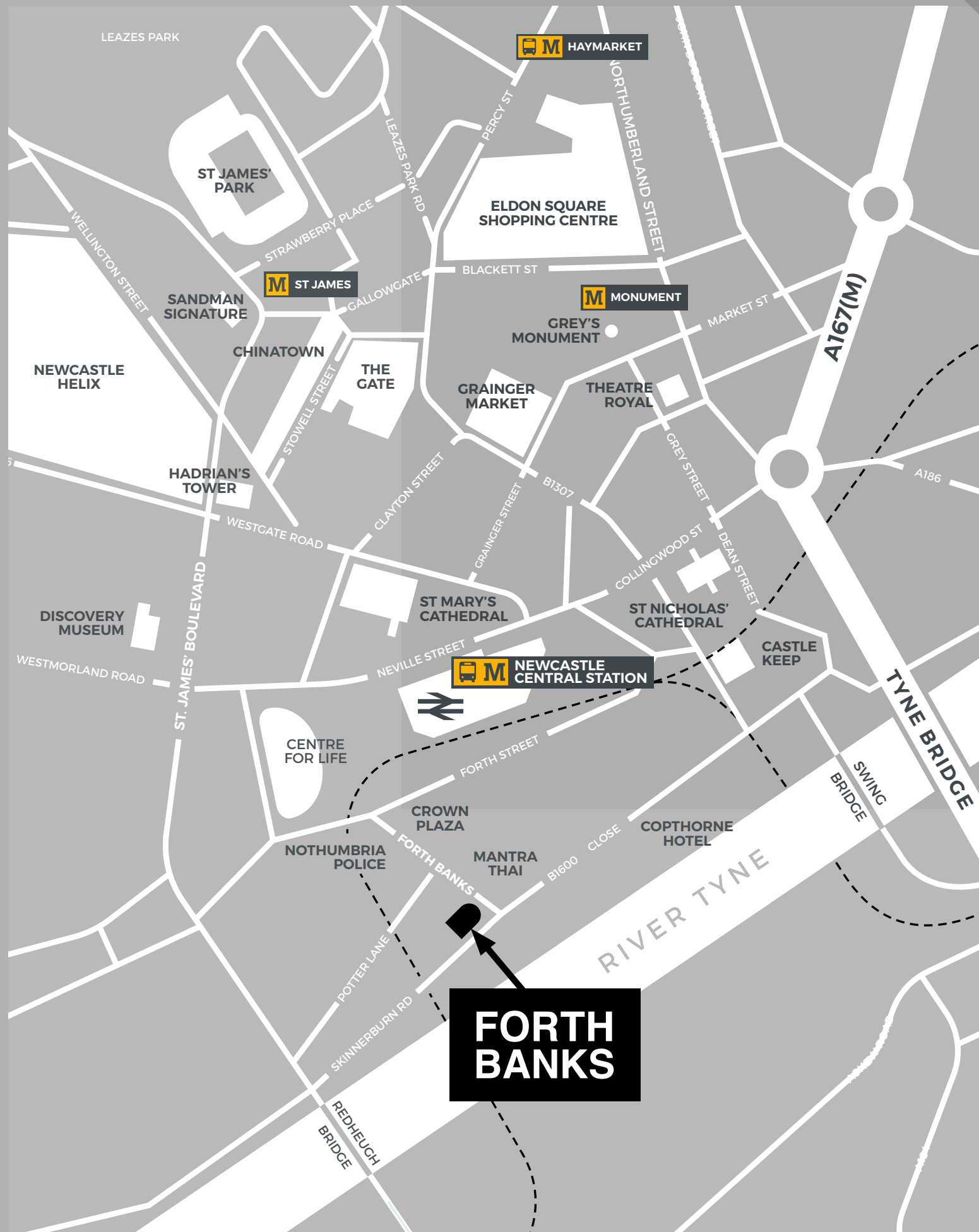
On application.

## SERVICE CHARGE

On application.

## LEGAL COSTS

Each party to be responsible for their own reasonable legal costs incurred in the transaction, plus all VAT thereon.



For further information or  
an appointment to view please contact:



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