



# STOCKBRIDGE HOUSE

Trinity Gardens



Stockbridge House, Trinity Gardens, **Newcastle upon Tyne** NE1 2HJ



## Prime City Centre Offices

6,968 sq ft (647.31 sq m) to 25,095 sq ft (2,331.39 sq m)





## LOCATION

Stockbridge House occupies a prime position in the heart of Newcastle's Quayside adjacent to the Law Courts. The Quayside is home to many businesses with the advantage of the iconic river views of the Tyne and Millennium Bridges together with the Sage Music Centre and Baltic Centre for Contemporary Arts.

The Quayside has wide ranging cultural and leisure facilities including:

- **Malmaison Hotel**
- **Pitcher & Piano**
- **Café 21**
- **Broad Chare**
- **Piccolino's**
- **Live Theatre**

## SITUATION

The property is located just 0.5 miles east of Newcastle Central Station and is 0.2 miles south of Manors Metro Station. The Quaylink bus stops just outside of the Law Courts. The A167 nearby links with the A1(M), the A194(M) and A69 and Newcastle International Airport is only 6 miles away.

## ACCOMMODATION

We understand that the available office suites provide internal areas of:

7th Floor East	6,968 sq ft	647.31 sq m
7th Floor West	7,493 sq ft	696.12 sq m
<b>7th TOTAL</b>	<b>14,461 sq ft</b>	<b>1,343.43 sq m</b>
6th Floor East	10,634 sq ft	987.96 sq m
<b>TOTAL</b>	<b>25,095 sq ft</b>	<b>2,331.39 sq m</b>

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## SPECIFICATION

The premises have been upgraded to a high specification including the following:

- **Air-conditioning**
- **Suspended ceiling incorporating LED lighting**
- **Raised access flooring**
- **High quality design**
- **2 x 13 person passenger lifts**
- **Separate male and female WC facilities on each floor**
- **Shower facilities on each floor**
- **On site car parking**

## TERMS

The suite is available by way of an effectively full repairing and insuring lease by way of a service charge, for a term to be agreed.

## RENT

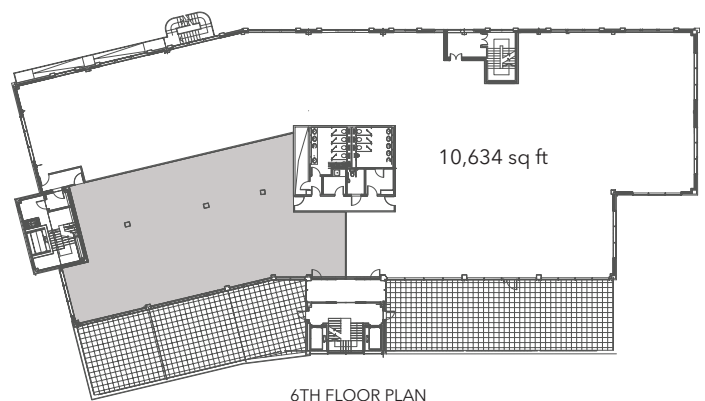
Upon application.

## RATING

The premises will need to be reassessed for rating purposes.

## SERVICE CHARGE

There is a service charge in place to recover the costs of the landlord's upkeep of the common areas and external structure of the building, figures available upon request.







## EPC

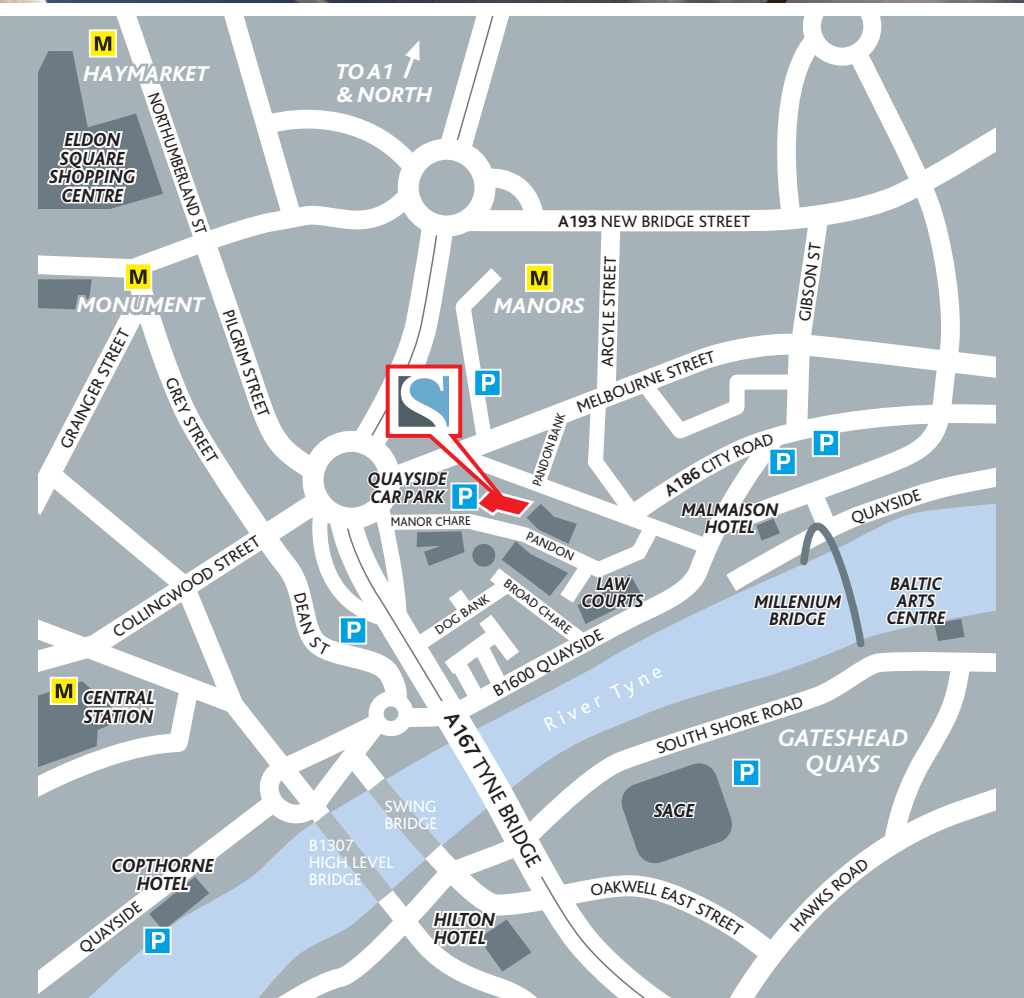
The property has an EPC rating of D-90.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to the joint agents on this basis and where silent, offers will be deemed net of VAT.

## VIEWING

Strictly by appointment with joint agents.



Chris Pearson

Greg Davison/Laura Lloyd

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