



**City Centre Office opportunity 2,815m² (30,301 sq ft)
for an occupier to create a modern working
environment to their own specification**

Property Highlights

- Open plan office accommodation arranged over five floors
- Floor plates of 6,500 sq ft
- City centre location
- Within 5 min walk of Newcastle Central Rail Station
- Offered on a low base rent of £6.00 per sq ft

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Location

Royal Mail House forms part of the Stephenson Quarter in Newcastle City Centre. Situated with frontage to Forth Street, the building is well located for ease of access by both road and rail via Central Station, which is within a 5 min walk of the building.

Forth Street benefits from a wide range of nearby amenities, including bars, cafes and sandwich deli's as well as having direct access to the wider City Centre amenities.

Car parking is available nearby within the Stephenson Quarter Multi Storey Car Park, a short walk away.

Description

Royal Mail House comprises a prominent 1990's office building arranged over ground and four upper floors providing an opportunity for large open plan floors with excellent natural light to both elevations of the building.

The accommodation is accessed from a well sized entrance lobby directly from Forth Street, giving access to the upper floors via two passenger lifts.

The building is currently unrefurbished and interested parties are encouraged to engage with us to discuss exact requirements.

The building offers a unique opportunity for an occupier to take a lease of the whole building at a low base rent, enabling it to undertake the refurbishment of the accommodation to its own specification and design.

Accommodation

The property provides the following approximate areas as measured in accordance with the RICS Code of Measuring Practice:

	Sq M	Sq Ft
4 th Floor	597.2	6,428
3 rd Floor	656.38	7,065
2 nd Floor	638.44	6,872
1 st Floor	610.06	6,567
Part Ground Floor *	312.99	3,369
Total	2,815.07	30,301

* Part of the ground floor will continue to be occupied by Royal Mail as ancillary to its occupation of the adjacent Sorting Office. This area will be self contained.

SUBJECT TO CONTRACT

Terms

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

Rent

A low base rent of £6.00 per sq ft, reflecting the current condition of the building.

Please contact us for further details.

The tenant will be expected to refurbish the building at its own cost subject to prior approval on the landlord.

Energy Performance Certificate (EPC)

The property will be reassessed for energy performance following completion of the refurbishment works.

Business Rates

The tenant will be responsible for the payment of Business Rates in the usual manner.

The building will be assessed for rating purposes upon completion of the refurbishment works.

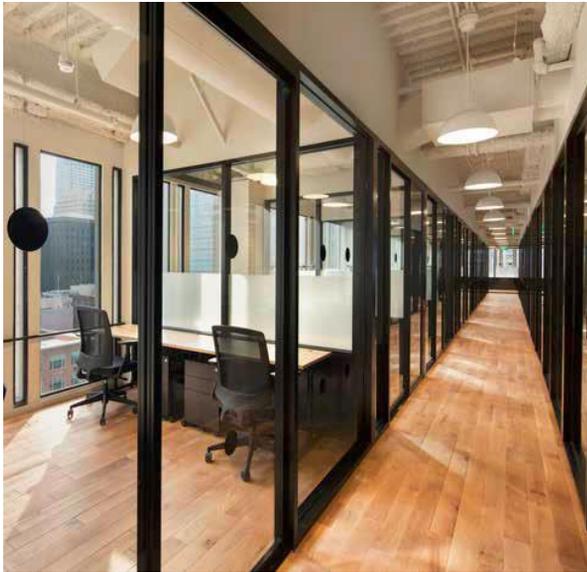
Legal Costs

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

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT.

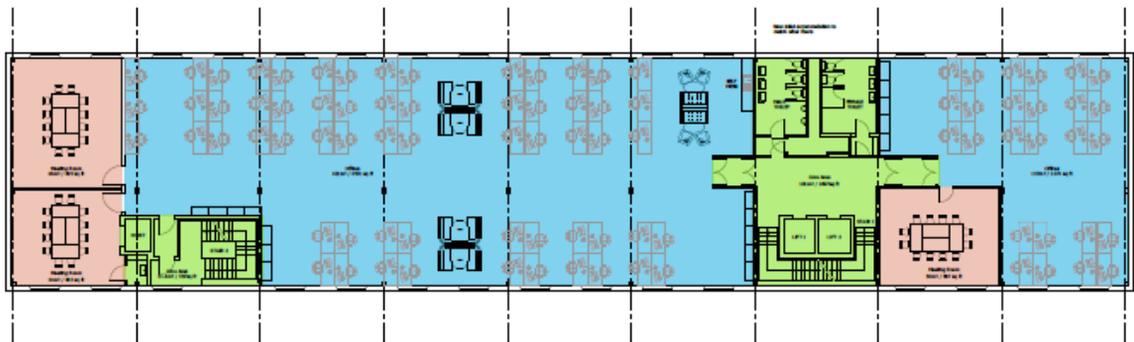
The image gallery below shows some examples of the potential look and feel for the proposed refurbishment works and are **provided for illustration purposes only and are not taken from the building itself.**



The floor plans below illustrate how the space could potentially be fitted out for occupation.

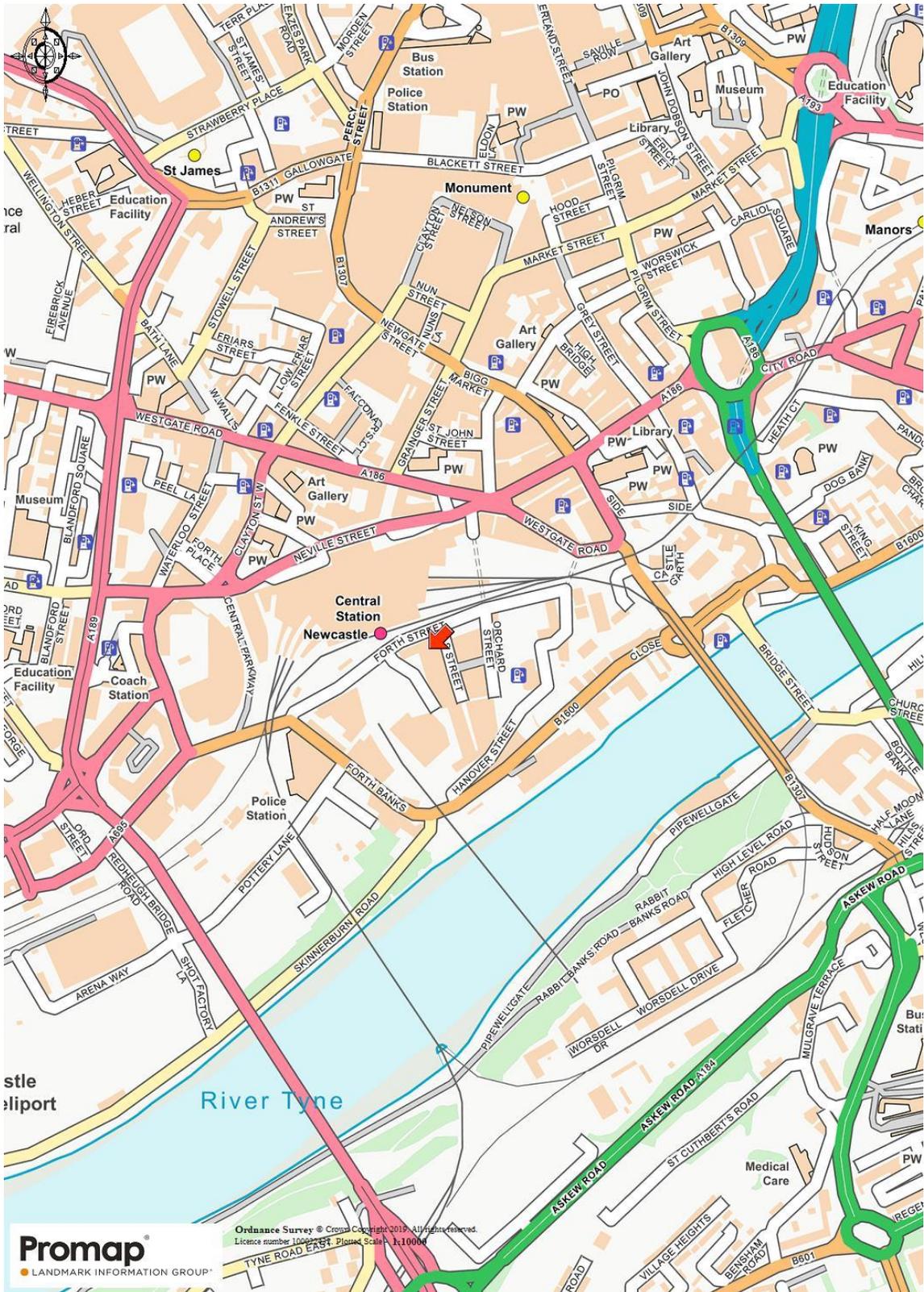


GROUND FLOOR PLAN



SECOND FLOOR PLAN

TO LET
Royal Mail House, Forth Street
Newcastle upon Tyne NE1 1AD



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