



Office Accommodation

5,875 ft² (545.79 m²)

- Attractive self-contained building
- Prominent Quayside location
- On site car parking
- New lease for a term by arrangement
- Can be refurbished to suit occupiers specific requirements

For further information please contact:

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Or alternatively via our joint agent:

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RICS



TO LET

Lombard House, 4-8 Lombard Street,
 Newcastle upon Tyne, NE1 3AE

Location

The property is prominently located on the west side of Lombard Street which links to Quayside on the banks of the River Tyne. The building sits under the landmark Tyne Bridge and is therefore in the immediate vicinity of all the leisure facilities in this location.

The building also benefits from being within close proximity to the excellent transport links including Newcastle Central Station, Tyneside Metro and major road links such as the A1(M) and A19.

Description

Good quality professional offices currently occupied by barristers chambers who are vacating next year. The property has an attractive period façade with a number of other features offering a superb self-contained headquarters building.

The building can be refurbished in a contemporary modern style to suit an occupier's specific requirements.

Accommodation

The property comprises the following net internal areas:

	M ²	Ft ²
Third Floor	109.79	1,181.74
Second Floor	110.20	1,186.19
First Floor	107.83	1,160.19
Ground Floor	113.93	1,226.35
Basement	104.04	1,119.89
Total	545.79	5,875

Car Parking

The building has an adjoining car park where 7 car spaces could be made available to the tenant at an additional rental.

Tenure

The property to let on a new full repairing and insuring terms for a term of years to be agreed.

Rent

Upon application.

Business Rates

£66,500.

EPC

To be assessed following any refurbishment works.

Legal Costs

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

Money Laundering

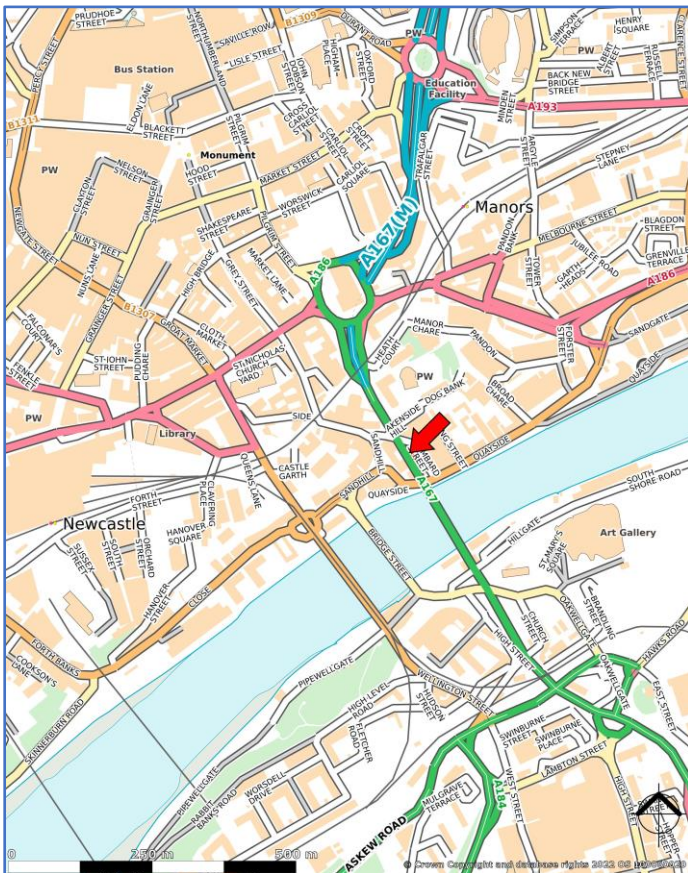
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

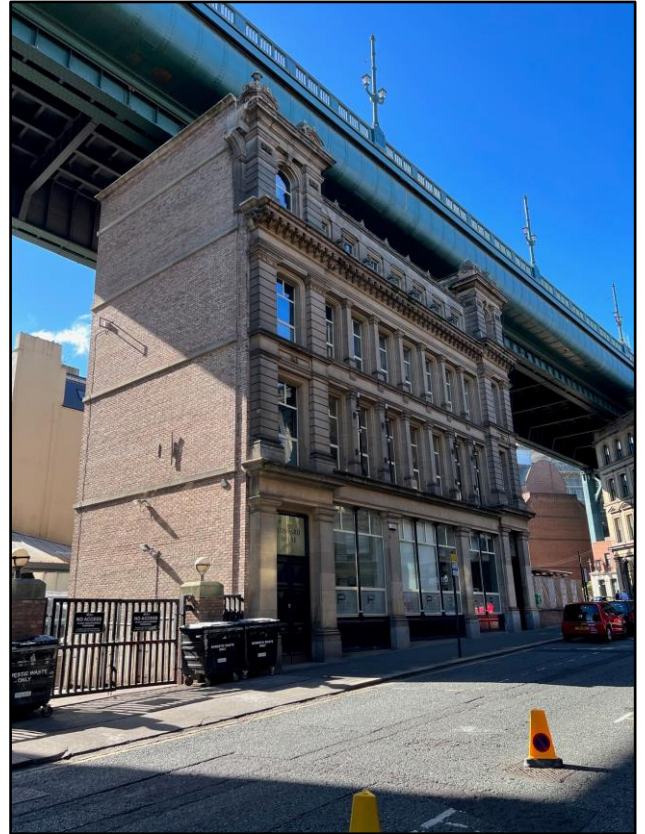


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