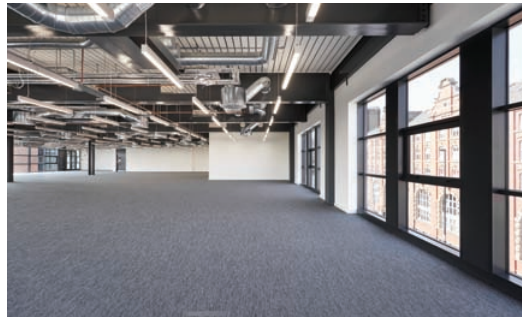




STOCKBRIDGE HOUSE

Trinity Gardens



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



Refurbished City Centre Offices

1,700 sq ft (157.94 sq m) to 22,651 sq ft (2,104.31 sq m)



STOCKBRIDGE HOUSE

Trinity Gardens



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

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
7th TOTAL	14,461 sq ft	1,343.43 sq m
6th Floor East*	8,190 sq ft	760.88 sq m
TOTAL	22,651 sq ft	2,104.31 sq m

*Suites available from 1,700 sq ft (157.94 sq m).

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SPECIFICATION

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

- Air-conditioning
- Suspended ceiling incorporating LED lighting
- 7th Floor East suite refurbished with exposed services
- 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 gym proposed
- 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

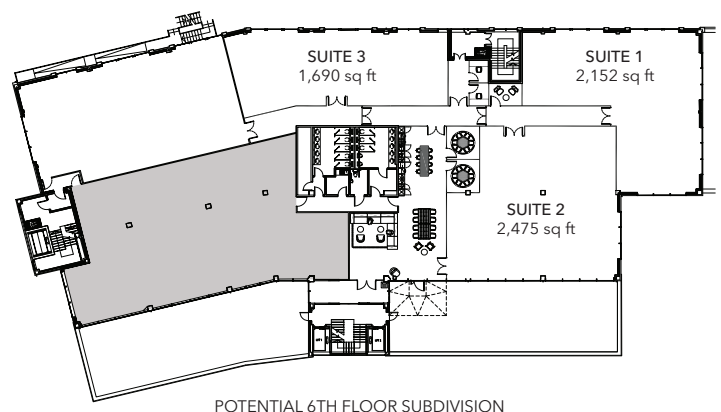
Upon application.

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

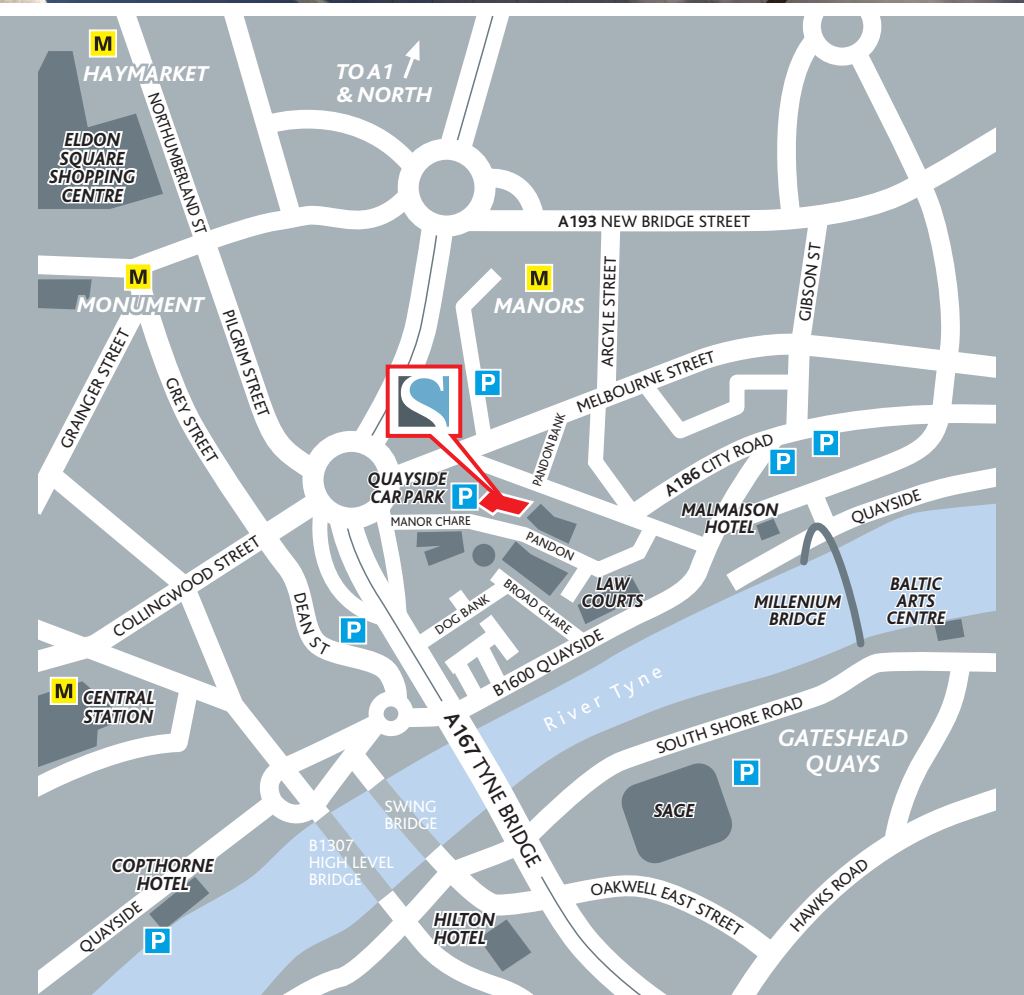
The property has an EPC rating of D-90.

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

AberdeenStandard
Investments

GAVINBLACK
— & PARTNERS —

0191 230 2777

184 PORTLAND ROAD, JESMOND
NEWCASTLE UPON TYNE NE2 1DJ

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Aberdeen Standard Investments is a brand of the investment businesses of Aberdeen Asset Management and Standard Life Investments.

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