



125 New Bridge Street, Newcastle Upon Tyne NE1 2SW

TO LET

Office with Workshop space

**1,923 Sq Ft
(179 Sq M)**

DESCRIPTION

The subject property is a semi-detached office building that benefits from its own onsite car parking. Inside, the property offers a fully self-contained space, primarily comprising cellular office accommodation spread across three floors. Additionally, there is a workshop located at the rear of the building, which can be conveniently accessed via Back New Bridge Street.

- ✓ **Prominent Location**
- ✓ **Onsite parking**
- ✓ **Close to City Centre**
- ✓ **Air conditioning**

LOCATION

The property is located on the west side of New Bridge Street, about a quarter mile east of Newcastle City Centre. It boasts excellent road connections to the city centre and the Tyne Bridge, offering straightforward access to the A1 and Gateshead. Manors Metro Station is just a short walk away, and New Bridge Street is a well-frequented route for the local bus service.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	438	41
Workshop	709	66
1st Floor	505	47
2nd Floor	271	25
Total	1,923	179

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

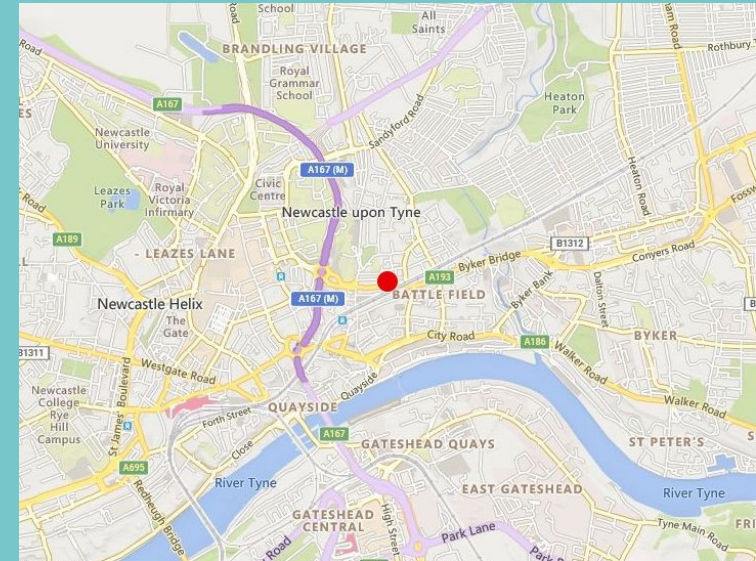
LEGAL COSTS

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

BUSINESS RATES

Current Rateable value - £13,250

EPC TBA



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 23-Sep-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Niall Combe
07843 818 340
ncombe@lsh.co.uk