



Project Part-Financed  
by the European Union  
European Regional  
Development Fund



The Development Agency  
for the North East of England



# Annexe

## Ground Floor

### The Old Casino, 1-4 Forth Lane

**Size:** 886 sq ft

#### Description:

Recently refurbished self contained office in Newcastle City Centre. Briefly comprises – open plan office with new décor, suspended ceilings, laminate floor, WC facilities, kitchen, dedicated entrance/frontage, disabled access. Redcare alarm system, CCTV and security shutters

#### Prices:

Licence Fee	£8.00 per sq ft per annum :	£590.67 per month
Service Charge	£7.50 per sq ft per annum :	£553.75 per month
Total inc VAT per month :		£1,344.69

Payment is by Direct Debit one month in advance. We require a months licence fee and service charge as a returnable deposit.

Ingoing Charges:                      Key Deposit                      £25.00

Terms are 28 days notice, easy in-easy out agreement.

#### The building has:

- Alarm
- Access 24hrs a day, 7 days a week
- Cleaning and maintenance of common areas
- Lift

#### The studios are available:

- Unfurnished
- On easy in easy out terms
- Telephone lines with BT/Telewest
- Broadband internet access (subject to monthly fee)



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