



## High Quality Offices

1,280 ft<sup>2</sup> (118.9 m<sup>2</sup>)

- Modern office development
- Located in the heart of the Ouseburn
- 3 car parking spaces
- Fully fitted with private office and kitchen facilities
- New lease for a term by arrangement

For further information please contact:

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## TO LET

Media Exchange 4, Newcastle upon Tyne,  
NE1 2QB

### Location

Within walking distance of Newcastle City Centre, the Ouseburn Valley is particularly popular with businesses in the creative and cultural sectors. The Valley is a vibrant area full of eclectic restaurants, bars and offices and is highly accessible with easy access to the A1 via the A193 and public transport via Manors metro station and numerous bus routes.

### Description

The suite is located on the part second floor of the building and includes the following specification:

- Ceiling mounted heating and cooling units
- Suspended ceilings incorporating LG7 lighting
- Carpeting
- Perimeter trunking
- Own kitchen facilities
- Meeting room
- Good broadband connections
- Communal WCs and shower facilities
- Passenger lift
- 2 car parking spaces within the lease
- 1 permit parking space, cost approx. £150

### Accommodation

The property has the following approximately area:

	M <sup>2</sup>	Ft <sup>2</sup>
Part Second Floor	118.9	1,280

### Tenure

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

### Rent

£15,600 per annum exclusive.

### Service Charge

A service and estate charge is currently in place to cover costs of maintaining the estate. The current approximate service and estates charge is £5,989.88 per annum (£3.96psf).

### Business Rates

£9,000. Qualifying Businesses will be entitled to 100% rates relief. Interested parties are advised to make their own enquiries with the local authority.

### EPC

C (72).

### 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.

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### 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, 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.

