

**MODERNISED SELF CONTAINED
OFFICE BUILDING**

TO LET

GAVINBLACK
— & PARTNERS —



**MEDIA EXCHANGE 3, COQUET STREET, OUSEBURN
NEWCASTLE UPON TYNE, NE1 2QB**

2,299 sq ft

Preliminary Details

CONTACT

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MEDIA EXCHANGE 3, COQUET STREET, OUSEBURN, NEWCASTLE UPON TYNE, NE1 2QB

LOCATION

Media Exchange is an attractive modern office development in the heart of the Ouseburn which has undergone significant regeneration in recent years. The property is on Stepney Bank which leads to the Cluny and Seven Stories.

Easy access to Newcastle City Centre is only $\frac{3}{4}$ mile away along the A193 which leads to the A167 Central Motorway.

DESCRIPTION

Media 3 is an attractive self-contained office building with its own front door and the following specification.

- Air conditioning units.
- Suspended ceiling.
- Perimeter Trunking.
- Carpeting.
- Good WC provisions.
- Shower facility
- 3 car parking spaces with the lease
- 2 additional spaces on licence (£150 per space per annum).

ACCOMMODATION

The building has the following approximate floor areas:

	M2	Sq ft
2nd Floor	41.29	444
1st Floor	81.71	880
Grd Floor	90.61	975
Total	213.61	2,299

TERMS

The building is available by way of a new full repairing and insuring lease for a term by arrangement.

RENT

£31,500 per annum exclusive of VAT rates and service charge.

RATES

According to the Valuation Office Agency web site the rateable value is £25,250.

ESTATES CHARGE

The Estate Charge equates to £1.04psf.

VAT

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

EPC

The EPC details are awaited.

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 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

VIEWING

Strictly by appointment with Sole Agents