

# To Let

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Riverside House  
Newburn Riverside  
Newcastle upon Tyne  
NE15 8NY

March 2017



- High Quality Office Building
- Ideal Location adjacent to A1 (M) and close to Metro Centre
- Excellent 'BREEAM' Rating
- High Specification
- Flexible Lease Terms

## Location

The Waterfront at Newburn Riverside is an unrivalled location. The park is only a minutes' drive away from the A1, is just three minutes from the Metro Centre, and has outstanding riverside walks along the River Tyne.

The Waterfront is a modern business park uniquely located on the banks of the River Tyne. With its high quality landscaping and contemporary works of art, it is set to benchmark new standards for the workplace.

## Description

Riverside House is finished to a high specification and has achieved the highest BREEAM rating of 'Excellent'. The second floor has a roof terrace on each wing overlooking the river and its tranquil walkways.

Newburn Riverside benefits from a high speed business internet connection and access to Next Generation Network with bandwidth from 100 Mbit/s through to 10 Gbit/s.

The specification of the building is as follows:

• Air conditioning	• BREEAM Rating
• Raised Access Flooring	• Commissionaire
• Suspended Ceiling	• Glazing
• 24 Hour Access	• Open Plan
• Atrium	• Dedicated Car Parking
• 2.7 m floor to ceiling height	

## Lease Terms

The premises are available by way of a full repairing and insuring lease for a term to be agreed. £13 per sq ft.

## Accommodation

The accommodation briefly comprises of the following approximate areas:

Ground Floor		
West Suite 1	77.62 sq m	(836 sq ft)
West Suite 2 & 3	80.06 sq m	(862 sq ft)
West Suite 4 & 5	328.26 sq m	(3,533 sq ft)
West Suite 6	113.52 sq m	(1,222 sq ft)
West Suite 8	104.92 sq m	(1,129 sq ft)
<b>Total</b>	<b>704.38 q m</b>	<b>(7,582 sq ft)</b>

## EPC

The property has an Energy Performance Rating of C (73).

## Rateable Value

We recommend that all interested parties should make their own enquiries regarding the rateable values applicable to this property.

## Legal Costs

Each party to be responsible for their own reasonable legal costs incurred in the transaction, plus all VAT thereon.

## VAT

All rents and figures quoted above are exclusive of VAT where chargeable.



For further information or an appointment please contact Avison Young or our joint agents Naylor's:

**Tony Wordsworth**  
0191 269 0508  
tony.wordsworth@avisonyoung.com

**James Fletcher**  
0191 211 1560  
jamesfletcher@naylor's.co.uk

**Avison Young**  
Central Square South, Orchard Street, Newcastle upon Tyne NE1 3AZ

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