



TO LET - MODERNISED SELF CONTAINED OFFICE BUILDING

Media Exchange 3, Coquet Street, Ouseburn, Newcastle upon Tyne, NE1 2QB

Naylors 
Gavin Black
Commercial Property People

SELF CONTAINED OFFICE BUILDING

- 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).

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	213.6	12,299

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.

Estate 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 Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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Services

We understand the property is connected to all main services however we recommend interested parties make their own enquiries in this regard.

EPC

The EPC details are awaited.

Legal Costs

Each party will be responsible for their own legal/professional fees.

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, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

For further information please contact:

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Email chrisp@naylorsgavinblack.co.uk



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