

TO LET

Generator Studios, Trafalgar Street,
Newcastle upon Tyne, NE1 2LA



Studio Office

- 94m² (1,012 sq ft)
- Award winning, contemporary designed office building with innovative working spaces
- 1Gb superfast broadband
- BREEAM 'Very Good'
- On site car parking



LOCATION

Generator Studios is located on Trafalgar Street in Newcastle City Centre and enjoys a very prominent position between the Quayside and Grainger town.

The location benefits from excellent access to Newcastle Central Motorway (A167) and Manors Metro Station is located 300m away. Newcastle Central Station is only a five minute walk.

DESCRIPTION

Generator Studios is a contemporary designed multi let office building with dedicated car parking.

The accommodation is accessed via a double-door entrance with a dedicated staff reception providing access to bookable boardroom and communal meeting room facilities together with a coffee shop, shower rooms, male and female toilets and a passenger lift.

The lower ground suite provides open plan space with a floor to ceiling height of 3m solid concrete floor and LED lighting. The studio will be refurbished to the following standard:-

- New wood flooring throughout
- New tea point
- External decking to dedicated break out space
- Full redecoration throughout

Other occupiers at Generator include Real Time Claims, Hedgehog, Gardiner Richardson, Gem Partnership, Black and White Engineering, Atlas Cloud and Edward Robertson.

ACCOMMODATION

The office suite provides the following net internal area:-

Suite 0.1 94 sq m (1,012 sq ft)

SERVICES

The property benefits from all mains services.

RATEABLE VALUE

The premises will need to be reassessed upon occupation.

TERMS

Rent on application.

VAT

All figures within these terms are exclusive of VAT where chargeable.

EPC

C:73

LEGAL COSTS

Each party is responsible for their own legal costs incurred within any transaction.

VIEWING

Strictly via joint agents, Knight Frank and BNP Paribas Real Estate.





For further details please contact:



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