



Office Space

To Let

2,371 sq ft (220.3 sq m)



2nd Floor Quayside Studios, 8-10 Close, Newcastle upon Tyne NE1 3RE

- An inspiring environment for creative organisations
- Fully fitted out and cabled for immediate occupation
- Prominent Quayside location

SUBJECT TO CONTRACT

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Location

Quayside Studios are prominently located on Newcastle Quayside adjacent to the Swing Bridge and a short walk from Newcastle city centre.

The world famous riverscape boasts some of the country's most acclaimed architecture, including the Sage, Baltic Centre for Contemporary Art and the iconic Millennium and Tyne Bridges.

Newcastle Quayside is extremely well serviced in terms of amenities with its abundance of restaurants, cafes and bars. In addition, Newcastle's retail core is a 10 minute walk away and includes Eldon Square, one of the UK's largest city centre shopping complexes.

Description

Quayside Studios have been the subject of an extensive £1m redevelopment project which completed in 2010.

The 200 year old, 4 storey building has been developed to provide an inspiring working environment by combining classic period features with contemporary architectural design.

The available suite is located on the second floor and benefits from the following key features:

- Fully fitted out (refer to layout plan overleaf)
- Fully cabled
- Floor boxes
- Fitted kitchenette
- Lift access from ground floor
- Alarm & alarm panel
- Key fob entry system
- Potential for shared feature reception with 4 storey glass atrium
- Male and female WC's
- Male and female shower facilities

Accommodation

The available accommodation has an approximate net internal area of 2,371 sq ft (220.3 sq m).

There is potential for further space to be made available for larger requirements and/or capacity for shared meeting room space, further details of which can be provided upon request.

Lease

The premises are available by way of a new lease for a term of years to be agreed on full repairing and insuring terms by way of a service charge.

Rent

£42,000 per annum exclusive of business rates, service charge and other outgoings.

A rental incentive may be available subject to negotiation and status.

Service Charge

There will be a service charge in place to recover the cost of the landlord's upkeep of the common areas and external structure of the building, this will also include costs for heating, lighting, water and buildings insurance.

Business Rates

The premises are listed on the 2010 Rating List as follows:

Rateable value 2010 (current) £28,750

Estimated rates payable (2011/12) £12,448.75

VAT

All reference to price, premium or rent are deemed to be exclusive of VAT unless expressly stated otherwise.

Cost

Each party will be responsible for their own legal costs incurred in the preparation and execution of legal documentation.

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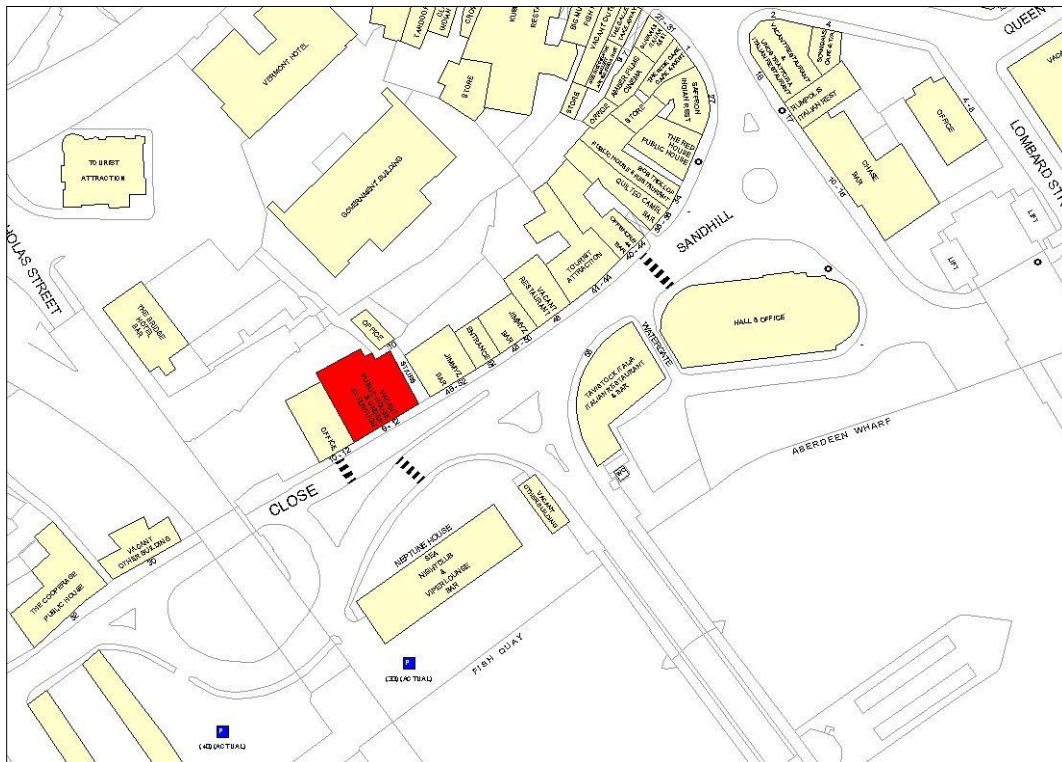


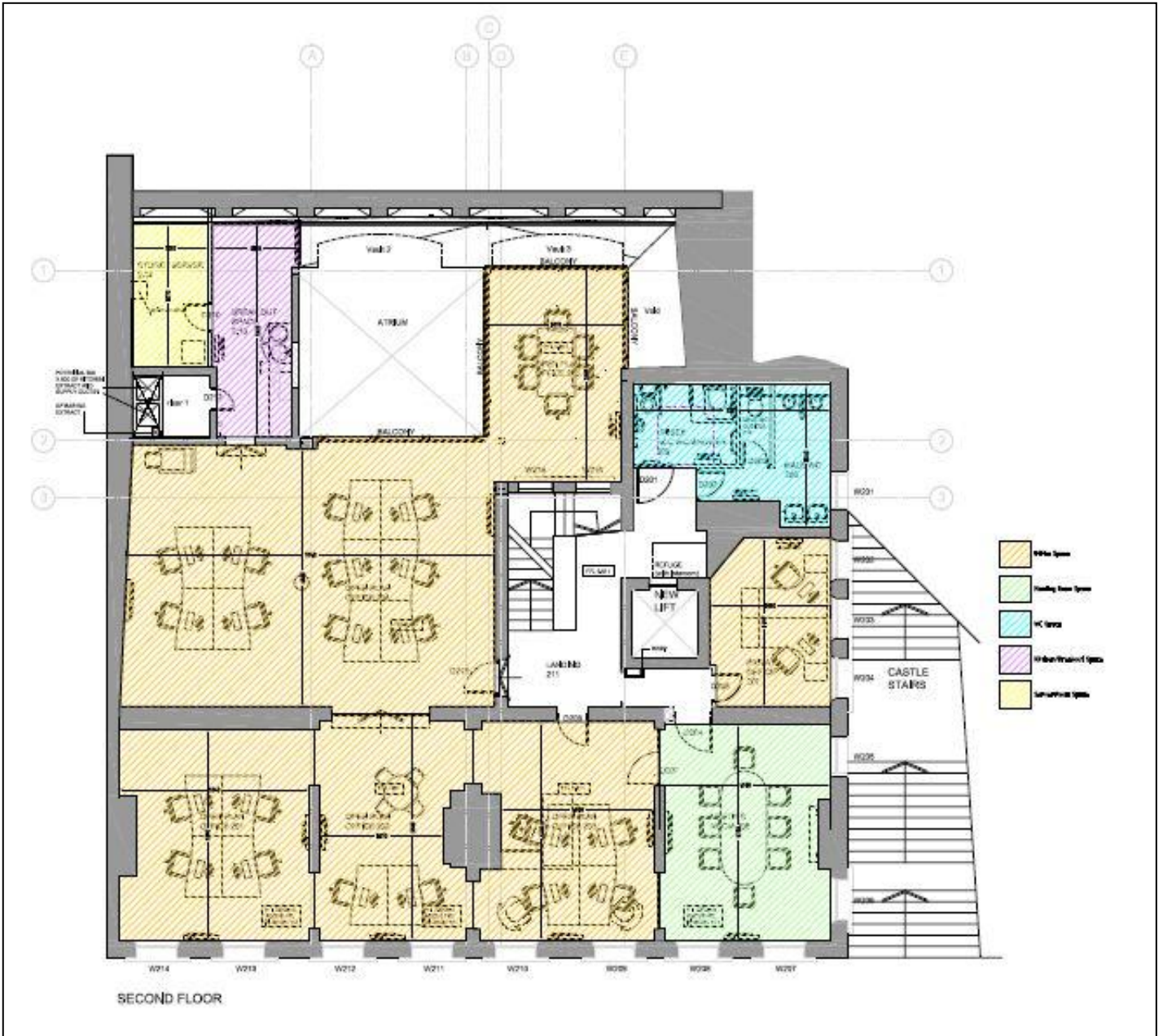
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