

OFFICE TO LET

17 Riverside Studios, Amethyst Road,
Newcastle upon Tyne, NE4 7YL

- Located within the established Newcastle Business Park
- Self-contained modern office
- Total size of 133.5m² (1,437ft²)
- Impressive views of the River Tyne
- Under 10 minute drive to Newcastle city centre
- Ample parking with 4 allocated bays

Rent of £20,000 per annum

BradleyHall



LOCATION

Riverside Studios is located on Amethyst Road which is facing the banks of the River Tyne in Newcastle upon Tyne. The subject property is situated within the popular business estate of Newcastle Business Park which lies west of Newcastle city centre, 1.9 miles from the Tyne Bridge and 1.2 miles from the Redheugh Bridge. Nearby transport links include Central Station Train Station and Metro which are under 2 miles from the property and the closest bus stop under a 3 minute walk. The subject property benefits from road links such as Scotswood Road (A695) within 0.3 miles and 3.1 miles from the A1.

DESCRIPTION

The subject property is a three storey, mid terrace, purpose-built office providing impressive views of the River Tyne. The ground floor provides a reception area and office space with storage. The first floor comprises an office at the front of the property and one to the rear with kitchen and male and female WC's. The second floor offers further office space and a board room with vaulted ceilings and exposed beams.

Externally there is ample free on street parking around the business park with 4 allocated bays.

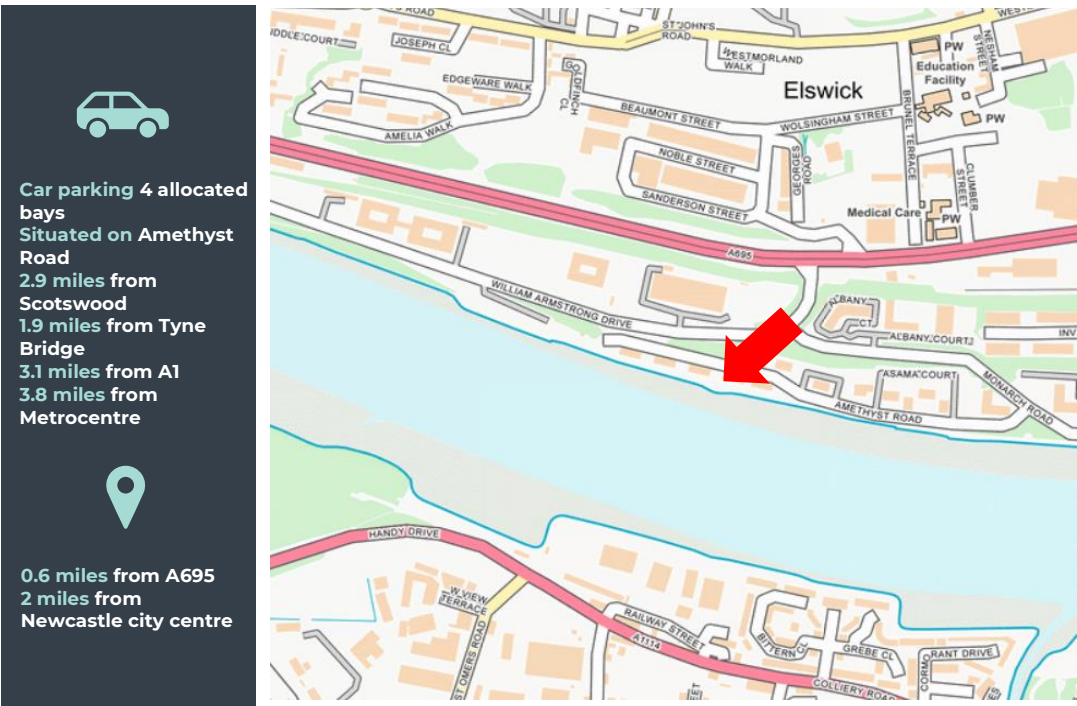
ACCOMMODATION

We calculate the approximate net internal floor areas to be as follows:

Ground Floor	50.91m ²	548ft ²
First Floor	35.95m ²	387ft ²
Second Floor	46.54m ²	502ft ²
Total	133.5m²	1,437ft²

EPC RATING

D85



RATING ASSESSMENT

The rateable value of the premises as of the 1st April 2023 is £11,750 and the estimated rates payable for the current year is £5,863.25. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority and may be entitled to small business rates relief.

TERMS

The property is available by way of a new lease with terms to be agreed at a rent of £20,000 (Twenty Thousand Pounds) per annum.

SERVICE CHARGE

Further information available upon request.

IMPORTANT NOTICE
Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;
1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES
You may search our company website www.bradleyhall.co.uk for details of all our current instructions.
In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.



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