



To Let

Biomedicine West Wing

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International Centre for Life, Times Square, Scotswood Road, Newcastle upon Tyne, NE1 4EP

 **naylors**

To Let

Office Suite

1,224 Sq Ft (114 Sq M)

- Central location near Newcastle Central Station
- Modern building with good specification
- Suitable for a variety of uses including office, conference, training and medical
- Flexible terms
- On site amenities including car park

Location

The Biomedicine West Wing building is part of the International Centre for Life an innovative Science Village in Newcastle incorporating medical/research facilities for Newcastle University and the NHS together with the Life Science Centre and other leisure uses. There are over 200 research staff in the complex who work closely with the NHS Northern Genetic Service including the Molecular Diagnostic Service and the Clinical Genetics Directorate of the Newcastle upon Tyne HNS Foundation Trust. There is also active collaboration on site with the NHS Newcastle Fertility Centre.

The buildings are directly adjacent to Newcastle Central Rail and Metro Station bounded by Neville Street, Marlborough Crescent and Forth Street in the very heart of Newcastle City Centre.

Description

The available space is on the third floor in this high specification building with good tenant amenities approached from a communal corridor. The accommodation has the following features:

- Air conditioning and ventilation
- LED light fittings
- Under floor trunking with floor boxes
- Carpeting
- Blinds
- Shared kitchen facilities
- Male/female and accessible WCs
- Manned reception
- Showers and bike storage
- On site car parking

Accommodation

The available rooms are:

Darwin: **1,224 sq ft** (133.71 sq m)

Terms

Flexible 'easy in easy out' lease or licence terms are available.

Rent

The quoting rent is based on £30 psf inclusive of rent, rates, service charge and building insurance. The rent is exclusive of VAT and utilities which will be charged separately.

The car parking is available at £1,500 per annum plus VAT per space.

EPC

This property has an EPC rating of D97.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).





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