

**To Let**



## **Blyth Workspace**

Commissioners Quay, Quay Road, Blyth, NE24 3AF

 **naylors**

# To Let

## Modern High Quality Serviced Offices

315 – 940 Sq Ft  
(29.26 – 87.33 Sq M)

- 24/7 access
- Professional reception services
- Free on-site parking
- Access to meeting rooms



### Location

Blyth Workspace occupies a prominent position on Blyth Quay Front. Blyth is situated approximately 18 miles North East of Newcastle upon Tyne and is easily accessed via the A189 Spine Road.

Blyth Workspace provides first-class, contemporary managed offices located in a stunning quayside location, and at the centre of a world leading base for energy and research.

### Description

The property comprises of four floors of modern office accommodation for a range of businesses from start-ups to larger offices and established companies. The building benefits from:

- Heating and cooling systems from ground source heat pump
- Natural ventilation
- Access to meeting rooms
- Dedicated high speed broadband
- 24/7 access
- Shower facilities
- Professional reception service
- Free on-site parking

### Accommodation

Blyth Workspace has the following offices available:

|            |                  |              |
|------------|------------------|--------------|
| <b>G04</b> | <b>344 sq ft</b> | (31.96 sq m) |
| <b>F04</b> | <b>367 sq ft</b> | (34.09 sq m) |
| <b>F05</b> | <b>315 sq ft</b> | (29.26 sq m) |
| <b>F11</b> | <b>940 sq ft</b> | (87.33 sq m) |
| <b>T01</b> | <b>715 sq ft</b> | (66.42 sq m) |
| <b>T04</b> | <b>369 sq ft</b> | (34.28 sq m) |
| <b>T05</b> | <b>411 sq ft</b> | (38 sq m)    |

### Terms

The suites are available to let by way of standard tenancy agreements for a term of years to be agreed.

| <b>Rent</b> | <b>Per annum, (excl. VAT)</b> |
|-------------|-------------------------------|
| <b>G04</b>  | <b>£6,804</b>                 |
| <b>F04</b>  | <b>£7,380</b>                 |
| <b>F05</b>  | <b>£6,300</b>                 |
| <b>F11</b>  | <b>£16,920</b>                |
| <b>T01</b>  | <b>£12,864</b>                |
| <b>T04</b>  | <b>£7,380</b>                 |
| <b>T05</b>  | <b>£7,800</b>                 |

### EPC

Available on request.

### Legal Costs

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

### VAT

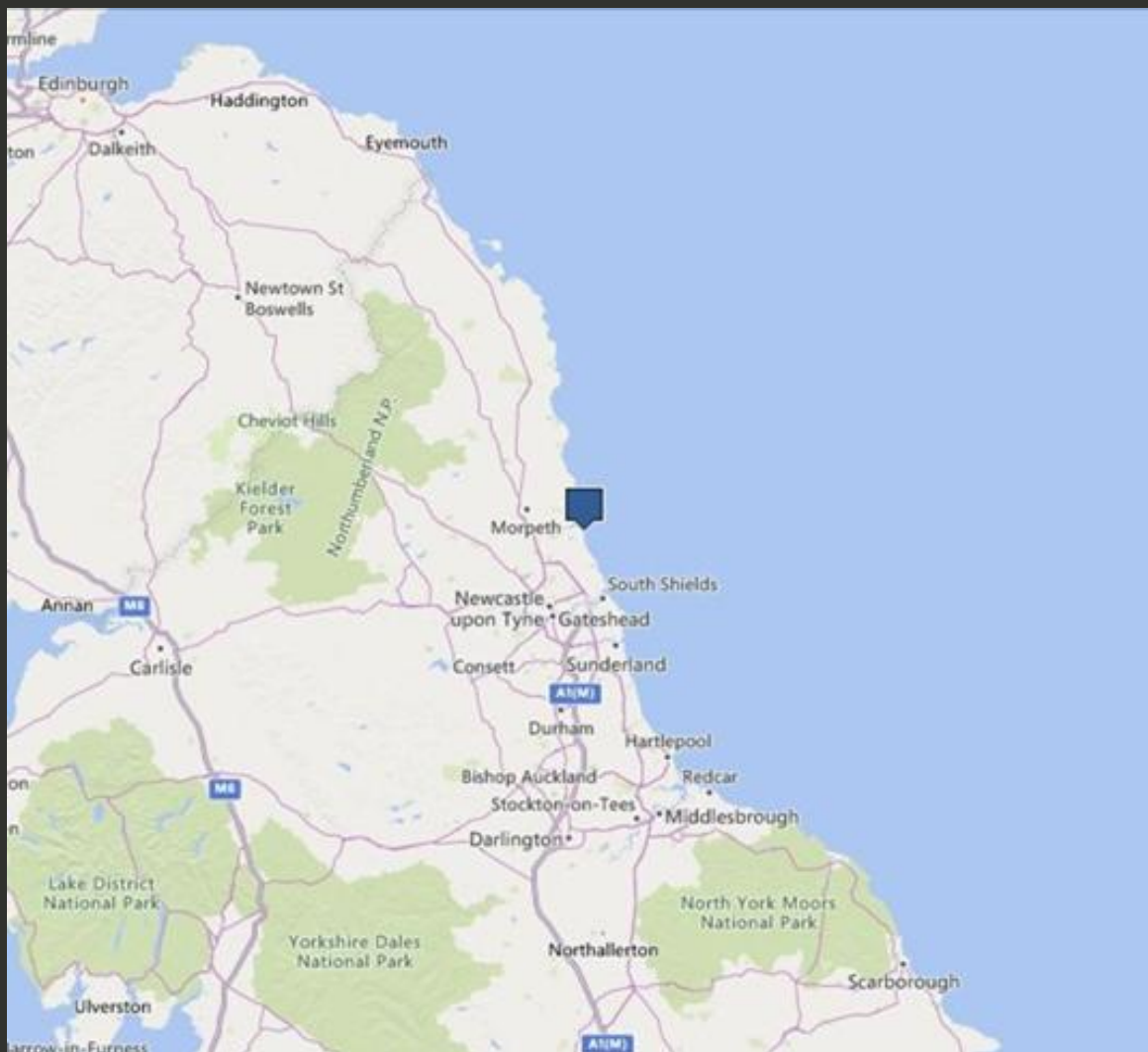
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

### 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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**For further information please contact:**

Jessica Ross  
T: 07702528881  
E: [jessicaross@naylor's.co.uk](mailto:jessicaross@naylor's.co.uk)

Ellie Combe  
T: 07544 655 575  
[elliecombe@naylor's.co.uk](mailto:elliecombe@naylor's.co.uk)



**Naylor's**  
Second Floor  
One Strawberry Lane  
Newcastle upon Tyne NE1 4BX

T: +44 (0)191 232 7030  
[naylor's.co.uk](http://naylor's.co.uk)