

To Let



21 Riverside Studios

Amethyst Road, Newcastle Business Park, NE4 7YL

 **naylors**

To Let

Self-Contained Office

1,012 Sq Ft (94.03 Sq M)

- Modern office studio
- Three designated car parking spaces
- Views across River Tyne

Location

The property is located on Amethyst Road which forms part of Newcastle Business Park on the outskirts of Newcastle upon Tyne. Newcastle Business Park is situated approximately 1.5 miles to the west of Newcastle City Centre with the A1 approximately 3 miles to the West.

As well as having excellent access to the region's road networks, Newcastle Business Park is well served by local bus routes. The property sits within an attractive setting on the banks of the River Tyne.

Description

The property comprises of a modern two storey brick built office and has the benefit of 3 designated car parking spaces. The ground floor comprises carpeted floors, suspended ceilings, kitchen and WC facilities. There is also a glass partitioned meeting room to the front of the ground floor office space.

The first floor comprises open plan offices with high exposed ceilings and carpeted flooring throughout.

Accommodation

The property comprises the following net internal areas:

21 Riverside Studios: 1,012 sq ft (94.03 sq m)

Rent/Terms

£13,200 per annum exclusive on an effective full repairing and insuring lease for a term of years to be agreed.

Estates Charge

An estates charge is currently levied to cover the cost of maintaining the common areas of the estate. Further details are available on request.

Rateable Value

Rateable Value (2026 List): £11,750

Qualifying Businesses will be entitled to 100% rates relief. Interested parties are advised to make their own enquiries with the local authority.

EPC

Available on request.

Legal Costs

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

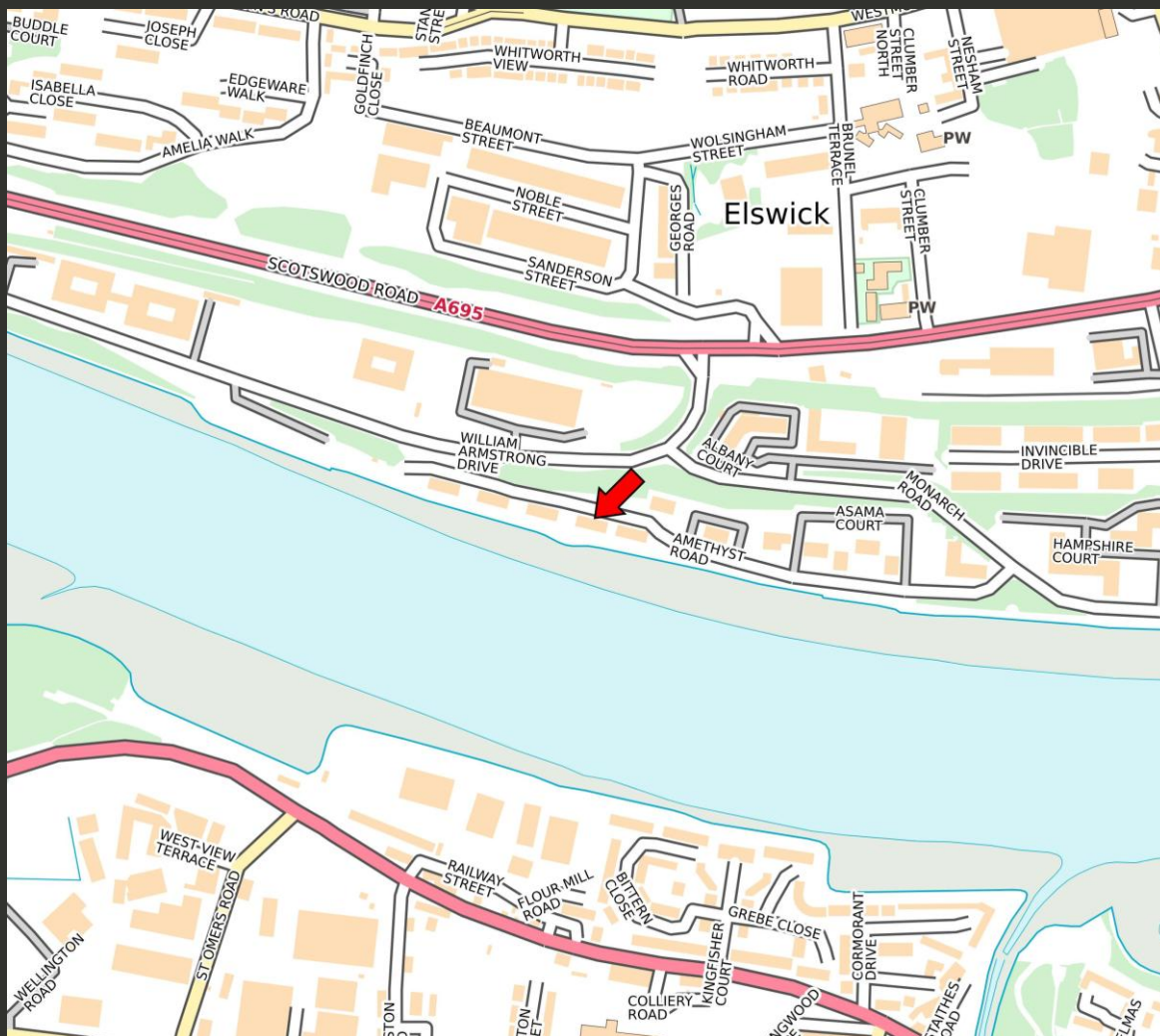
VAT

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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