

To Let



Ouseburn Point

34-38 Shields Road, Byker, NE6 1DR

 **naylors**

To Let

Modern Offices

3,669 Sq Ft (340.8 m2)

- Good quality offices
- Good Location on the Shields Road
- Ample Car Parking
- Great Connectivity
- New Lease available

Location

Ouseburn Point occupies a prominent position on Shields Road in Byker, benefiting from excellent connectivity. Newcastle City Centre lies approximately one mile to the west, while the Central Motorway (A167M) is accessible within a two-minute drive.

The property is well served by public transport, with Byker Metro Station located within a short walking distance and a range of bus services providing convenient access to the city centre and surrounding areas.

The vibrant Ouseburn Valley is also within easy walking distance, offering a thriving cultural destination with a wide variety of leisure facilities, independent venues, and attractive public open spaces.

Description

The suite provides predominantly open plan office accommodation, complemented by a number of built-in meeting rooms, along with dedicated kitchen and shower facilities. The property benefits from a secure, dedicated ground floor entrance with door intercom access, as well as a passenger lift serving all floors.

Internally, the office is carpeted throughout and is fitted to a good specification, including comfort cooling and perimeter trunking providing power and data.

Accommodation

The accommodation has the following approximate NIA area:

	Sq. Ft.	m2
Total :	3,669	340.80

Lease Term

The offices are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£11.50 per square foot per annum exclusive of VAT, rates and service charge.

Service Charge

There is a service charge payable further information provided on request.

Rateable Value

According to the Valuation Office Agency website the office has the following rateable value £36,750 (from 1 April 2026).

EPC

The property has an EPC of D (79).

Legal Costs

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

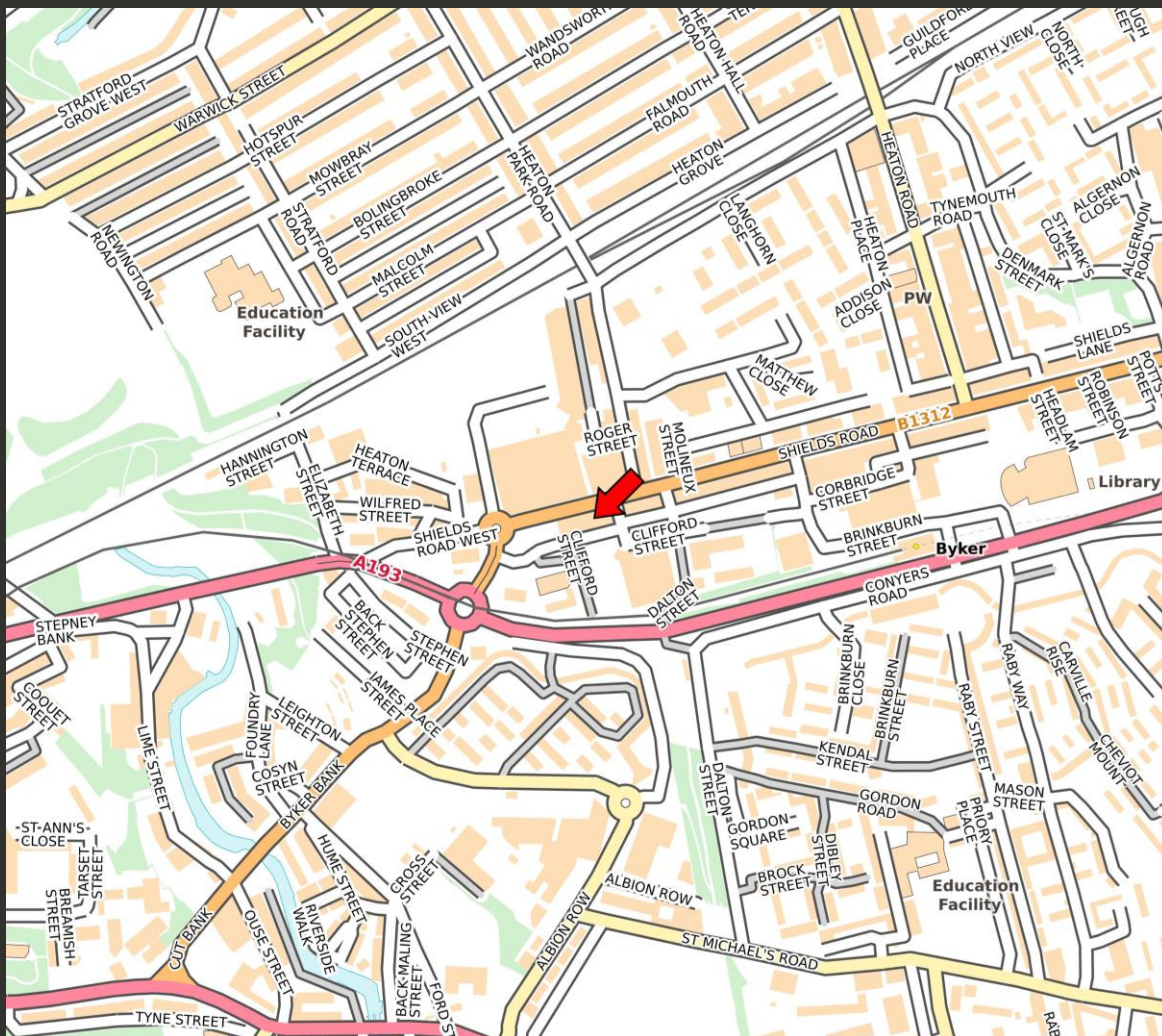
VAT

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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