

Offices To Let

Waterfront 4

Newburn Riverside, Newcastle upon Tyne **NE15 8NY**

A substantial office opportunity providing high-quality accommodation with long-term flexibility and repositioning potential.

Suites ranging from

16,139 sq ft to **48,496 sq ft**



Waterfront 4

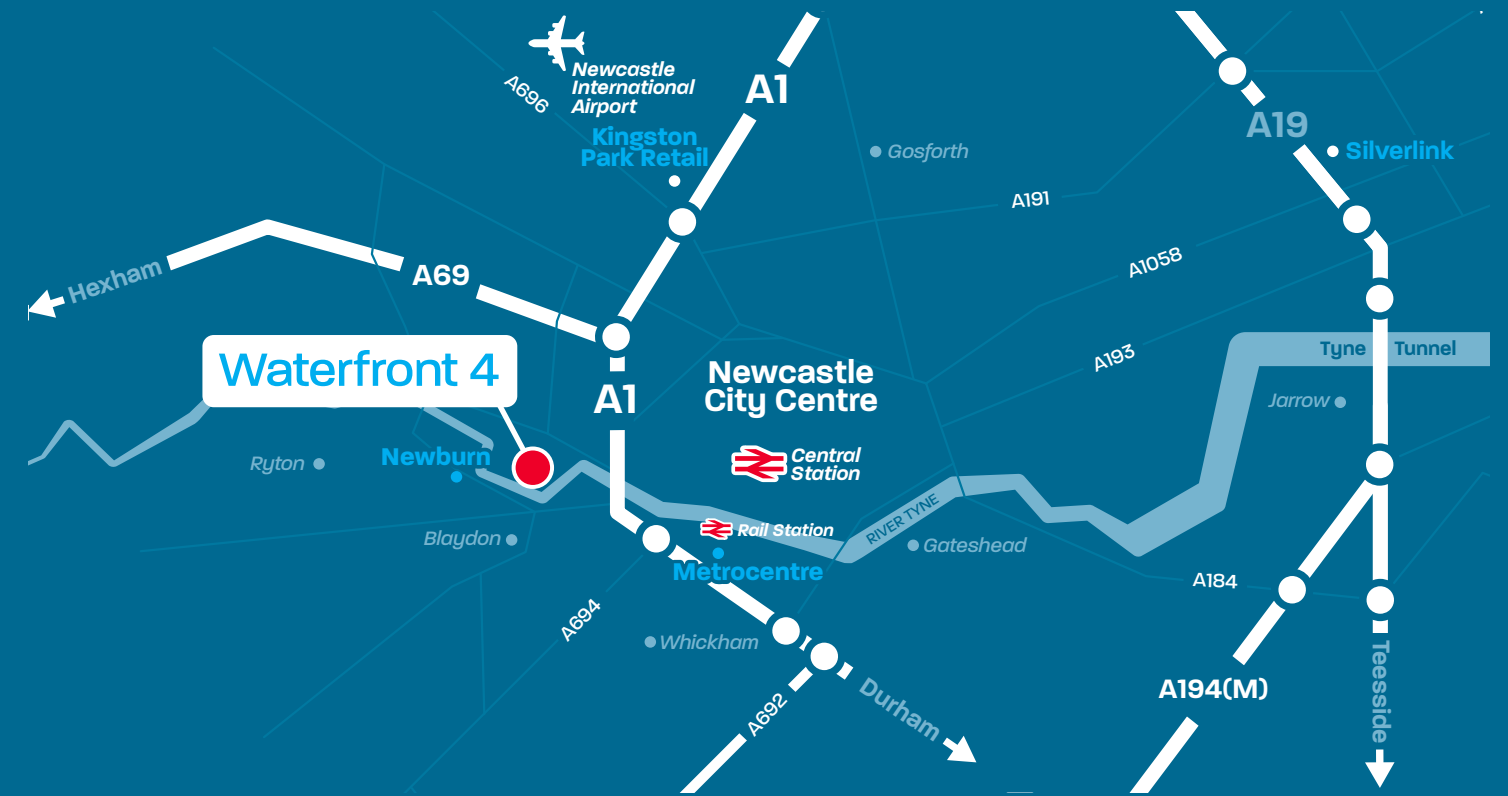
Premium specification workspaces
in an enviable riverside location.



Waterfront 4

Location

Newburn Riverside is only one minutes drive away from the A1 and is just three minutes from the Metrocentre where rail links are available.



A1 North & South
Metrocentre →

The Waterfront is a modern business park in a unique location on the banks of the River Tyne. With its riverside walks, attractive landscaping and contemporary works of art, it is set to benchmark new standards for the workplace and is considered an unrivalled and enviable location.

Waterfront 4

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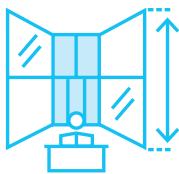
Description

Waterfront 4 is finished to a high specification and has achieved the highest BREEAM rating of 'Excellent'. The second floor has a roof terrace on each wing overlooking the river and its tranquil walkways.

Newburn Riverside benefits from high speed business internet connection and access to Next Generation Network with bandwidth from 100 Mbit/s through to 10 Gbit/s. The building has potential for repositioning opportunities and alternative uses, subject to obtaining the necessary planning consents.



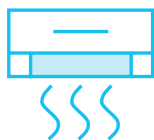
Specification



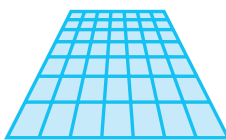
Double height reception



EPC rating - B



Air conditioning



Large expansive floorplates



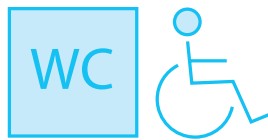
LED panel lighting with PIR



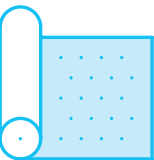
3m floor to ceiling height



175 car parking spaces



Male, female and disabled WC facilities



Fully carpeted

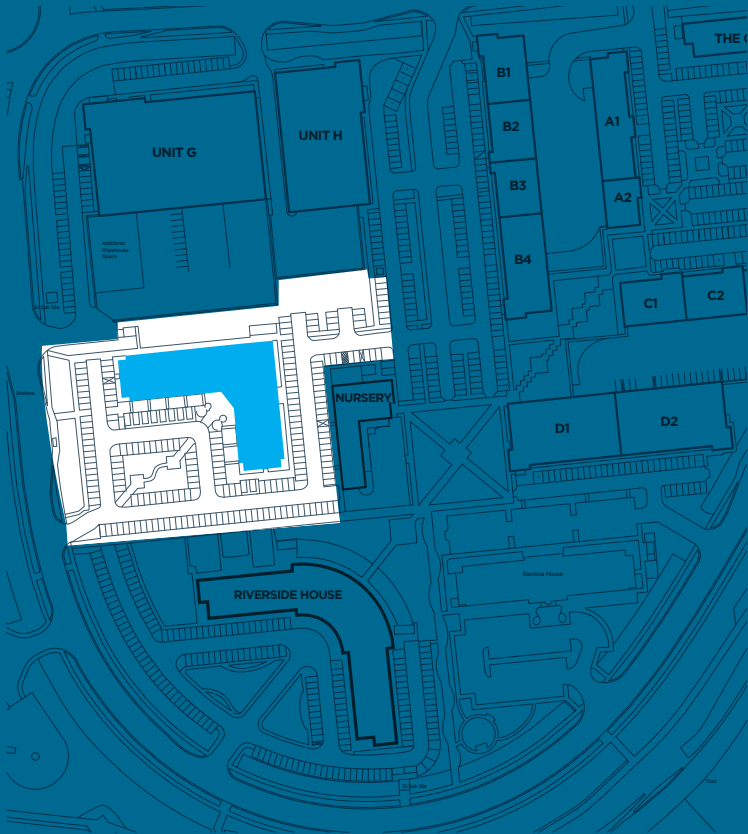


Accommodation

Accommodation

The accommodation briefly comprises of the following approximate areas:

FLOOR	SIZE (SQ M)	SIZE (SQ FT)
Ground	1,506.1	16,211
First	1,499.4	16,139
Second	1,500.0	16,146
TOTAL	4,505.4	48,496



Ground Floor
Total: 1,506.1 SQ M (16,211 SQ FT)

Waterfront 4



First Floor

Total: 1,499.4 SQ M (16,139 SQ FT)



Second Floor

Total: 1,500.0 SQ M (16,146 SQ FT)

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EPC

EPC Rating - B.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

All rents and figures quoted above are exclusive of VAT where chargeable.

Rates

On application.

Tenure

Available by way of a new Full Repairing and Insuring lease for a term to be agreed at a rent of £10 per sq ft.

AML

In accordance with the UK Government's 5th Money Laundering Directive counterparty due diligence will be required on a company or individual(s) intending to lease or purchase the subject property on agreement of heads of terms. This will include proof of identity for any beneficial owners of a company with ownership equal to or in excess of 25%.

For more information or to arrange a viewing please contact

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