

For Sale/To Let



Media Exchange One

Coquet Street, Newcastle upon Tyne, NE1 2QB

 **naylors**

For Sale/To Let

Contemporary Office Building

2,252 Sq Ft (209.21 Sq M)

- Fantastic location on the Ouseburn
- Fully fitted with kitchen and shower facilities
- Cassette air conditioning
- Car parking on site
- Self contained building

Location

The property is within walking distance of Newcastle City Centre, the Ouseburn Valley is particularly popular with businesses in the creative and cultural sectors. The Valley is a vibrant area full of eclectic restaurants, bars and offices and is highly accessible with easy access to the A1 via the A193 and public transport via Manors metro station and numerous bus routes.

Description

The property forms part of a five-building development, each constructed to a high architectural specification with quality finishes throughout. The estate offers a vibrant and dynamic environment, home to a mix of architects, creative designers, and cultural and service-based businesses. All other buildings within the development are fully occupied.

The premises benefit from the following features:

- Cassette air conditioning
- Suspended ceilings
- Perimeter trunking
- Carpeting throughout
- Shower and kitchen facilities
- Fully fitted including a boardroom

Accommodation

The building has the following approximate net lettable floor areas:

Mezzanine:	450 sq ft	(41.77 sq m)
First Floor:	856 sq ft	(79.55 sq m)
Ground Floor:	946 sq ft	(87.89 sq m)

Total	2,252 sq ft (209.21 sq m)
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Rent

£31,500 per annum (£14 per sq ft) inclusive of office furniture.

Price

£400,000 for the Long Leasehold.

EPC

The property has an EPC of C (75).

Rateable Value

The property has the following Rateable Value:

First and Second Floor – £15,250

Ground Floor – £ 11,750

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) or purchaser(s).





For further information please contact:

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