

A multi-story brick building with modern windows and balconies, situated next to a canal. The building features a mix of red and light-colored bricks, with some windows having colorful shutters. The ground floor has large arched windows and glass doors. A black metal railing runs along the canal edge in the foreground.

To Let

Unit 4 Lower Steenberg's Yard

Byker, Newcastle upon Tyne NE1 2DF

 **naylors**

To Let

Modern Commercial Studio

2,060 Sq. Ft (191.38 Sq. M)

- Unique Riverside Accommodation
- Heart of Ouseburn Valley
- Self-Contained Ground Floor Space
- Suitable for a Variety of Commercial Uses

Location

Located Lower Steenberg's Yard, the property occupies a prime position in the heart of Ouseburn, one of Newcastle's most vibrant and established mixed-use districts. The area is home to a thriving community of creative businesses, independent cafés, restaurants, and leisure amenities, while Newcastle City Centre and the Quayside are within easy walking distance.

The property also benefits from excellent transport links, with convenient access to the A167(M), Newcastle Central Station, the Tyne and Wear Metro network, and the wider regional road network.

Description

A high-quality self-contained ground floor commercial unit in a prominent riverside location, offering a bright, naturally ventilated workspace with excellent natural light. The unit benefits from its own dedicated entrance, WC facilities, LED lighting and the opportunity for an occupier to deliver a bespoke CAT B fit-out, making it suitable for a wide range of business uses.

Externally the property has the benefit of attractive views and close access to the Newcastle Quayside.

Accommodation

The property has the following approximate Net Internal Area (NIA):

2,060 Sq. Ft	(191.38 Sq. M)
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Quoting Rent

£16.00psf

Lease Terms

The units are available on a new effective Full Repairing and Insuring lease for a term of years to be agreed. The property will be available from January 2027.

Service Charge

A service charge will be payable. Further details are available upon request

Rateable Value

The tenant will be responsible for the payment of Business Rates. Interested parties are advised to make their own enquiries with the local rating authority, Newcastle City Council.

EPC

The property has an Energy Performance Certificate (EPC) rating of A (25).

Use

The units are available for a range of commercial uses within Use Class E of the Use Classes Order 1987 (as amended).

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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