



**Derwent Point,
Swalwell,
Newcastle upon Tyne,
NE16 3BE**

- Modern Flexible Office Space
- Ground & First floors available
- Excellent access to regional road network
- Close to Metrocentre bus and rail services

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Avison Young

Third Floor
Central Square South
Orchard Street
Newcastle Upon Tyne
NE1 3AZ

Office space to let

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Property Highlights

A purpose-built, detached three storey office building with predominantly open plan accommodation that can be subdivided according to the need of the occupying business. There is some modular space also. The office space benefits from good levels of natural light, comfort cooling, lift access and male and female restrooms on each floor. The building is to be leased on a floor-by-floor basis, with the second floor already being tenanted.

Specification

- Modern flexible office space
- 36 Dedicated car parking spaces
- Raised access flooring
- Suspended ceiling with integral lighting
- Easy access to bus and rail services

Location

The property is located on the South Bank of the River Tyne adjacent to the Metro Centre Shopping complex in a highly prominent position and enjoys the benefit of excellent access to the A1(M) being approximately ½ mile away. Newcastle City Centre is approximately 4 miles east of the offices.

Public transport links include Metrocentre Train and Bus Interchange which is less than 1 mile away and there are bus stops within 0.1 mile.

EPC

The property has an EPC assessment of C71.

Rent

£12.50/sq ft per annum exclusive

Area (GIA)	Sq ft	Sq m
First Floor	2,986	277.40
Ground Floor	2,986	277.40
Total	5,972	554.80

Tenure

New full repairing and insuring lease by way of service charge for a term of years to be agreed, to incorporate regular rent reviews.

Rates

We understand that the property is assessed as follows:

Rateable Value Ground: £27,500

Rateable Value First: £24,750

VAT

VAT if applicable will be charged at the standard rate.

Legal Costs

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

Office space to let

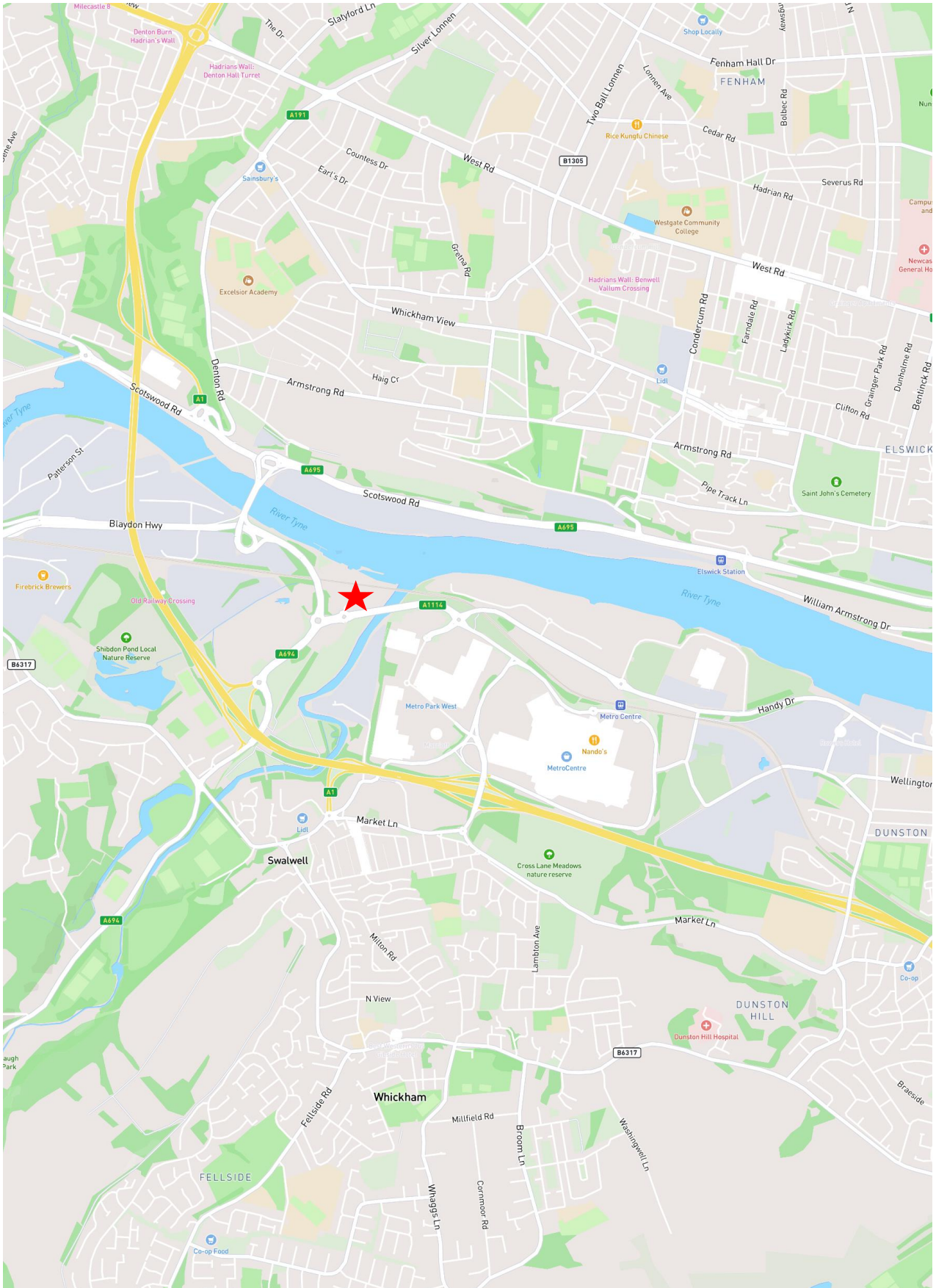
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Get more information

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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