

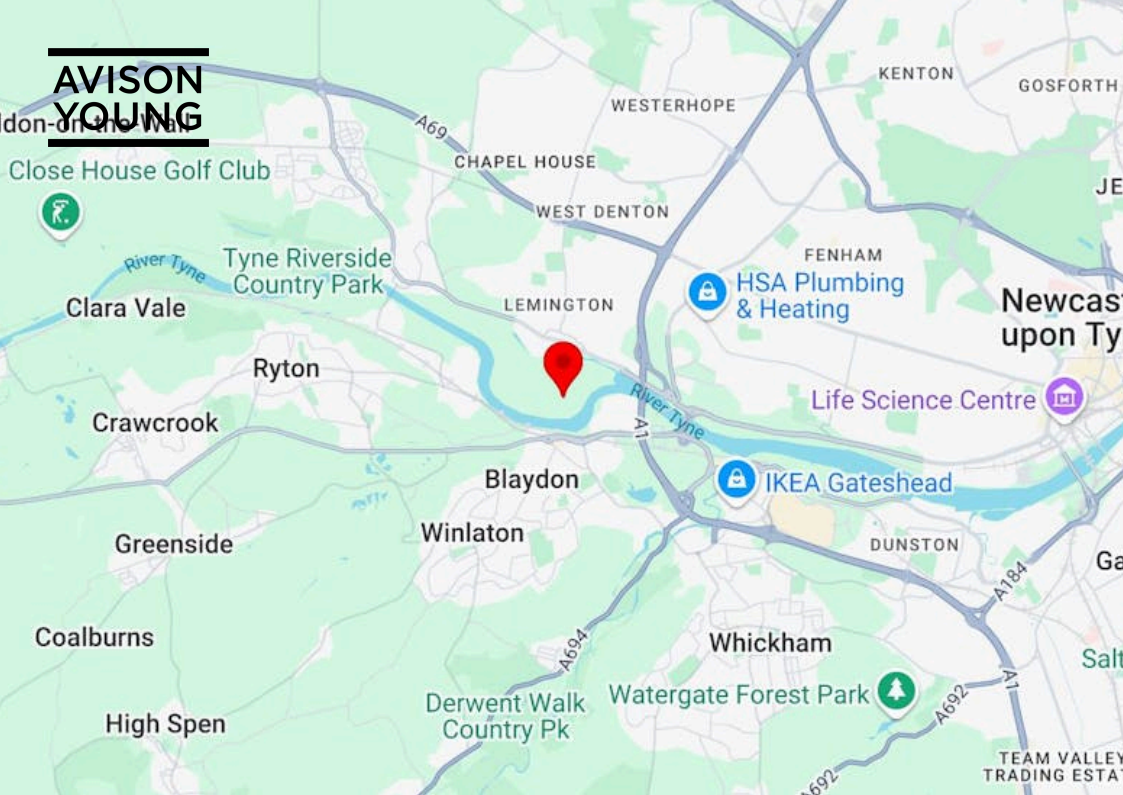


**AVISON
YOUNG**

Goldcrest Way, Newburn Riverside, Newcastle Upon Tyne, NE15 8NY

Office To Let | £10 per sq ft | 16,139 to 48,496 sq ft

Office To Let, Newcastle Upon Tyne



Location

The Waterfront at Newburn Riverside is an unrivalled location. The park is only a minutes' drive away from the A1 and is just three minutes from the Metrocentre where rail links are available. The area has outstanding riverside walks along the River Tyne. The Waterfront is a modern business park in a unique location on the banks of the River Tyne. With its attractive landscaping and contemporary works of art, it is set to benchmark new standards for the workplace.

Key Points

- Air conditioning
- Raised access flooring
- Suspended ceiling
- EPC rating B
- Central atrium area
- High speed business internet
- Car Park
- Riverside location

Description

Waterfront 4 is finished to a high specification and has achieved the highest BREEAM rating of 'Excellent'. The property benefits from on-site car parking spaces as well as excellent public transport links. The second floor has a roof terrace on each wing overlooking the river and its tranquil walkways. Newburn Riverside benefits from a high-speed business internet connection and access to Next Generation Network with bandwidth from 100 Mbit/s through to 10 Gbit/s.

Accommodation

Name	sq ft	sq m	Availability
Ground	16,211	1,506.05	Available
1st	16,139	1,499.36	Available
2nd	16,146	1,500.01	Available
Total	48,496	4,505.42	

Summary

- Rent: £10 per sq ft
- VAT: All rents and figures quoted above are exclusive of VAT where chargeable.
- Legal fees: Each party to bear their own costs. Each party is to be responsible for their own legal costs.
- EPC: B
- Lease: New Lease

Contact & Viewings



Megan Cooper
0191 269 0066 | 07823 552 237
megan.cooper@avisonyoung.com



Adam Lawson
0191 269 0064 | 07825 113 277
adam.lawson@avisonyoung.com

Further information

- [View details on our website](#)

