

## TO LET

High Quality Office Suites  
Riverside House, Newburn Riverside,  
Newcastle upon Tyne, NE15 8NY



## HIGH SPECIFICATION OFFICE ACCOMMODATION

- Open Plan
- Dedicated Car Parking
- Commissionaire
- 24 Hour Access

Youtube Video Tour: <https://youtu.be/3JQ5rHwJ14k>

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### Location

The Waterfront at Newburn Riverside is in an unrivalled location. The park is a minutes' drive from the A1, is just three minutes from the Metro Centre, and has outstanding riverside walks along the River Tyne.

The Waterfront is a modern business park uniquely located on the banks of the River Tyne. With its high-quality landscaping and contemporary works of art, it is set to benchmark new standards for the workplace.

### Description

Riverside House comprises high specification office accommodation spread over three floors.

The property has achieved the highest BREEAM rating of 'Excellent' and benefits from a high-speed business internet connection with access to Next Generation Network which allow speeds from 100Mbit/s through to 10 Gbit/s. The building benefits from the following specification:

- Open Plan
- Suspended Ceiling
- Raised Flooring
- Air conditioning
- Car parking
- 2.7 m floor to ceiling height
- Atrium
- BREEAM Rating
- Commissionaire
- Shower Facilities
- 24 House Access

### Accommodation

The accommodation briefly comprises of the following approximate areas:

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
West Suite 1	77.62	(836)
West Suite 2/3	80.06	(862)
West Suite 4/5	328.26	(3,533)
West Suite 7	104.92	(1,129)
<b>Total</b>	<b>590.86</b>	<b>(6,360)</b>

### Lease Terms

The premises are available by way of a full repairing and insuring lease for a term of years to be agreed. We are advised to seek rental offers in the region of £13.00 per psf.

### EPC

The property has an EPC rating of C-73.

### Rateable Value

We recommend that all interested parties should make their own enquiries regarding the rateable values applicable to this property.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction

NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

- (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Naylors Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person, either principal or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property.
- (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for their purpose or in working order

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### Money Laundering

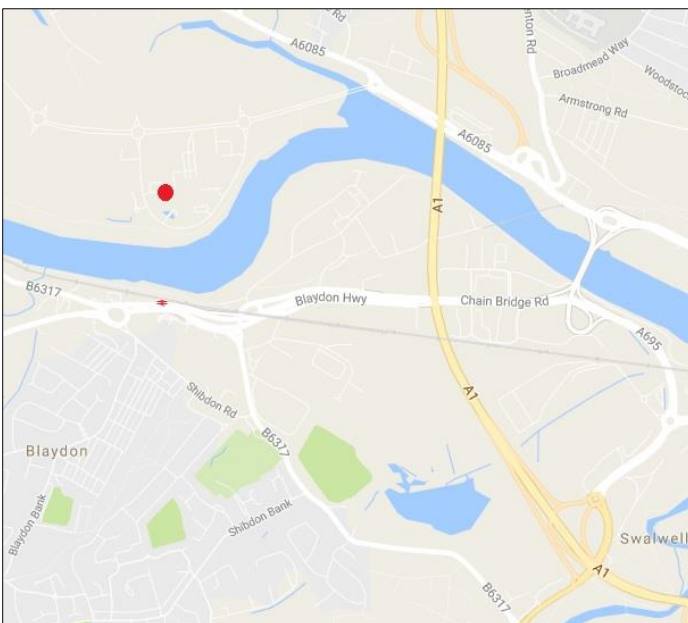
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

### Code of Practice

The landlord accepts the principals of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



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