

**TO LET**

No 3 Airview Park, Newcastle International  
Airport, Newcatle, NE13 8BS



## NEW SELF-CONTAINED OFFICES

1,457 Sq Ft (135.3 Sq M)

- First Class Business Destination
- Open plan Grade A office space
- Exceptional connectivity to the wider region and beyond
- Available by way of Assignment
- Car Parking
- EPC: A21

For further information please contact:

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### Location

AirView Park is one of the region's most strategically important business parks providing exceptional connectivity to the North East, Scotland and further afield.

Located adjacent to Newcastle International Airport, AirView Park offers local, national, and global links and is only six miles from Newcastle city centre.

Airview Park is a first class business destination.

### Specification

The available premises is finished with the following specification:

- Glazed facades to allow for natural daylight hours
- WC/Shower room facilities
- Dedicated kitchen areas
- Open plan Grade A office space
- Air conditioning
- 4 allocated car parking spaces
- Bike storage
- Access to communal parkland within Airview Park.

### Accommodation

The property has been measured and comprises of the following areas:

	Sq Ft	Sq M
First Floor	813	75.5
Ground Floor	644	59.8
<b>Total</b>	<b>1,457</b>	<b>135.3</b>

### Terms

The premises are available by way of assignment with the current lease expiring on 18 May 2028.

### Rent

£26,226 per annum exclusive.

### Estates Charge

There is an estate charge payable for the upkeep to the external areas including landscaping etc. The current estates charge is £1.50 psf.

### EPC

The EPC rating of the property is A21.

### Rateable Value

On application.

### Legal Costs

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

### VAT

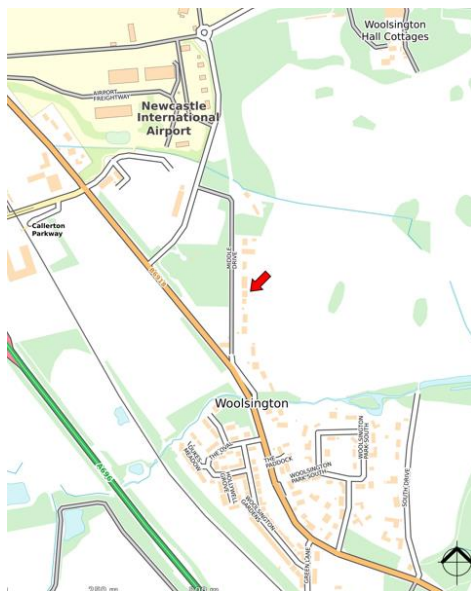
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

### Code of Practice

The landlord accepts the principles 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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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