

Newburn Riverside

Office Space with wellbeing at its core

Available from 34.93 sq m (376 sq ft)





# [[III-all]]

# **Specification**

- + Communal breakout within the atrium to include informal seating areas, bookable meeting room and coffee/tea bar
- + Office suites include LED lighting, raised access floors and air conditioning system
- + WC and shower facilities
- + Cycle friendly location with outdoor bike rack
- + Access to communal green space within Newburn Riverside
- + C Level Energy Performance Certificate
- + Good car parking ratio
- + Easy in/Easy Out agreements for small suites
- + 1Gb High Speed data connection with Building wide IT infrastructure by Fuse Media
- + 2 x 8 person passenger lifts

Occupiers include:

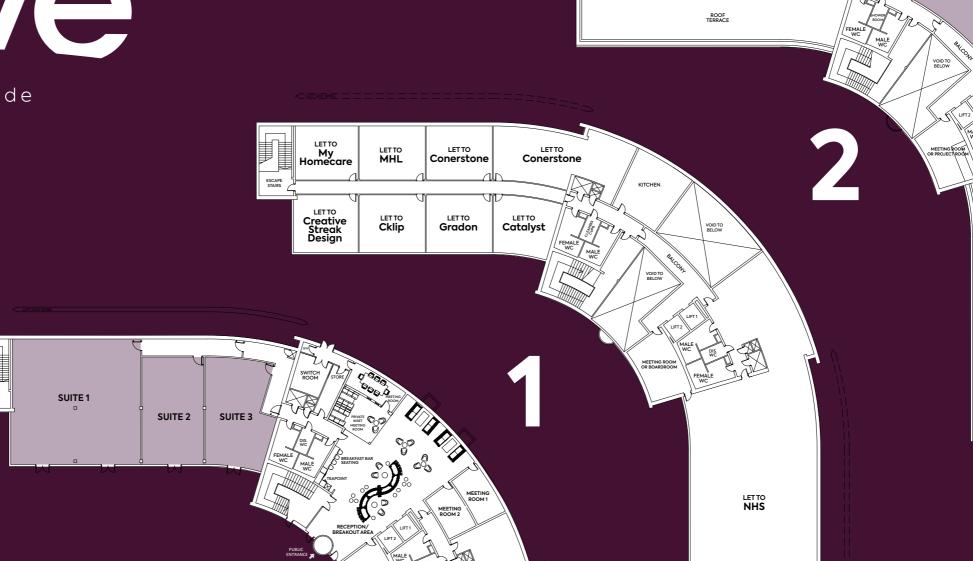








Newburn Riverside



SUITE 8

LET TO EQUE 2

LET TO
D'addrario

SUITE 3

CY Partners

ROOF TERRACE

ROOF TERRACE

## Accommodation

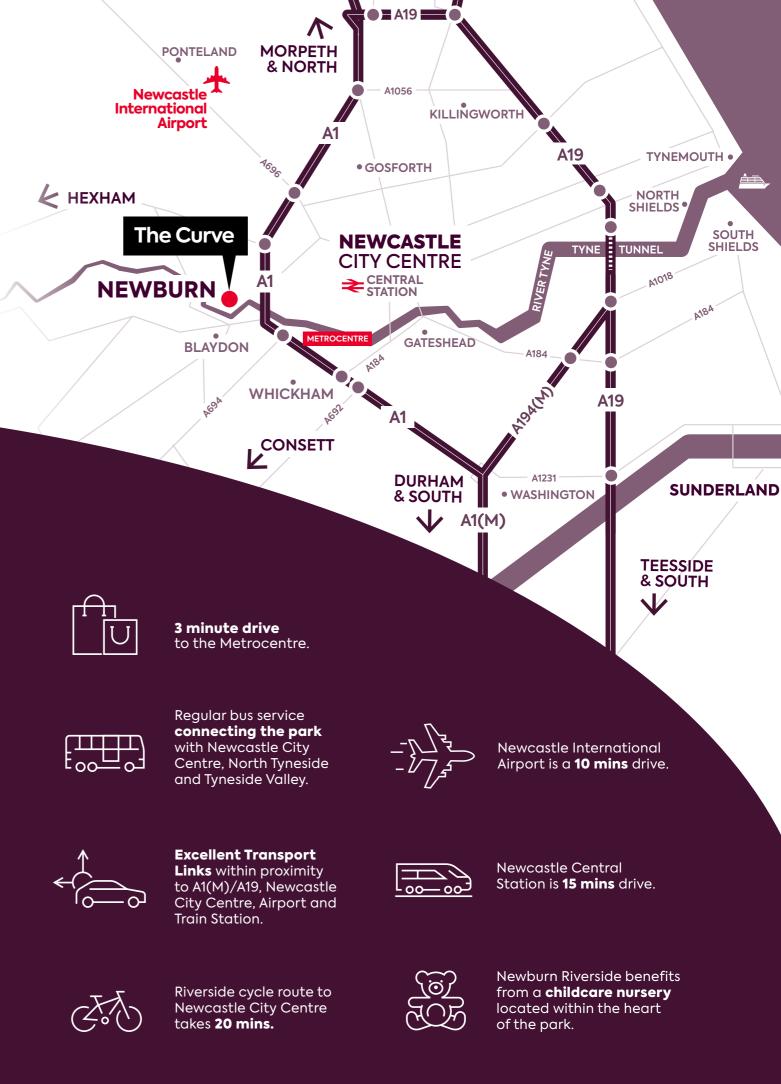
The following suites are available:

FLOOR	SUITE	SQ M	SQ FT
SECOND	3	34.93	376
SECOND	12	68.28	735
GROUND	1	183.5	1,975
GROUND	2	75.5	813
GROUND	3	77.3	832
GROUND	Reception / Meeting & Breakout Areas		

**The Curve** is located within Newburn Riverside, a modern business park uniquely located on the banks of the River Tyne and only 15mins from Newcastle City Centre.









# Curve

Newburn Riverside

### **Lease Terms**

The office space is available on both traditional and hybrid terms on an all inclusive basis.

The smaller office suites can be offered on more flexible terms

### Rent

Upon application.

### **Service Charge**

A service charge is payable in relation to the upkeep of the communal areas and structure of the building.

### **EPC**

The building has an energy performance rating of C-73.

### Rateable Value

Rates payable for the offices suites are in the order of £5.50psf. Interested parties should make their own enquiries with the local rating authority.

Qualifying Businesses will be entitled to 100% rates relief on the small suites. Interested parties are advised to make their own enquiries with the local authority.

### VAT

All rents, premiums and purchase prices quoted are exclusive of VAT.

### **Legal Costs**

ach party to be responsible for their own



Newburn Riverside

For further information regarding office availability please contact:

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