

The Curve

Newburn Riverside



**Office Space with
wellbeing at its core**

**Available from
34.93 sq m (376 sq ft)**

The Curve

Newburn Riverside

A modern Business Park uniquely located on the banks of the River Tyne.

The Curve has undergone a comprehensive refurbishment that boasts an impressive refurbished reception with full height glazed atrium which has been designed with workplace wellbeing at its core.

Main features within the building include inspiring communal spaces, natural light in abundance and unique top floor suites with extensive allocated outdoor space.



The Curve

Newburn Riverside

**Communal breakout
and informal seating areas.**



The Curve



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:



The Curve

Newburn Riverside



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.

The Curve

NE15 8NZ

Location & Connectivity



3 minute drive to the Metrocentre.



Regular bus service **connecting the park** with Newcastle City Centre, North Tyneside and Tyneside Valley.



Newcastle International Airport is a **10 mins** drive.



Excellent Transport Links within proximity to A1(M)/A19, Newcastle City Centre, Airport and Train Station.



Newcastle Central Station is **15 mins** drive.



Riverside cycle route to Newcastle City Centre takes **20 mins**.



Newburn Riverside benefits from a **childcare nursery** located within the heart of the park.



The 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

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

The Curve

The Curve

Newburn Riverside

For further information regarding office availability please contact:

Jessica Ross

T: 07702 528 881 E: jessicaross@naylorsgavinblack.co.uk

Ellie Combe

T: 07544 655 575 E: ellie.combe@naylorsgavinblack.co.uk



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, 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 Naylor's 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 principals 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. August 2024