

The Curve

Newburn Riverside

**High Quality Offices
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.



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The Curve has undergone a comprehensive refurbishment that boasts an impressive reception with a 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
- + Unique top floor suites with extensive allocated outdoor space
- + A range of meetings areas
- + Access to communal green space





The Famous Curves

meeting

Communal breakout and informal seating areas.

The Curve

South Arc

Second Floor Suite 11
Suite 12

First Floor Newcastle upon Tyne Hospitals NHS Foundation Trust

Ground Floor Newcastle upon Tyne Hospitals NHS Foundation Trust

West Arc

Second Floor Elevate Limited

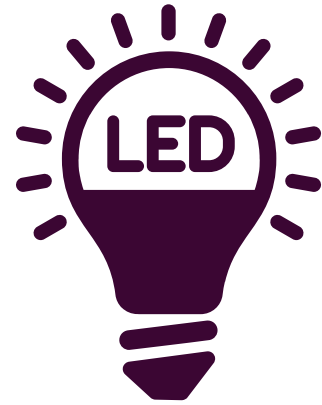
First Floor Suite 1 My Homecare
Suite 2 MHL Building Services (M&E) Ltd
Suite 3 Cornerstone
Suite 4 Cornerstone
Suite 5 Creative Struck Design LLP
Suite 6 Clapp Ltd
Suite 7 ORAJOHN ARCHITECTURE
Suite 8 Catalyst

Ground Floor Survey & Marketing Services Ltd

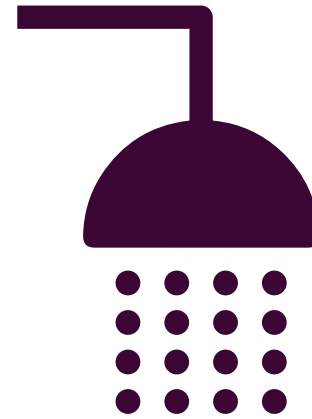
Help Desk - Email: helpdesk@naylorgravesstock.co.uk Tel: 0191 271 1540



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



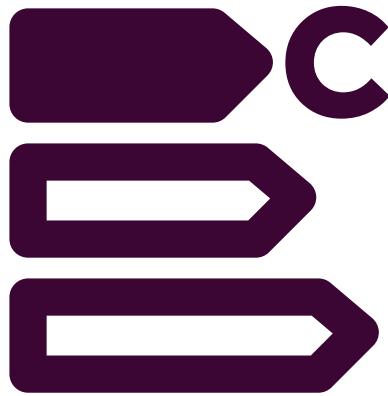
WC and shower facilities



Cycle friendly location with outdoor bike rack



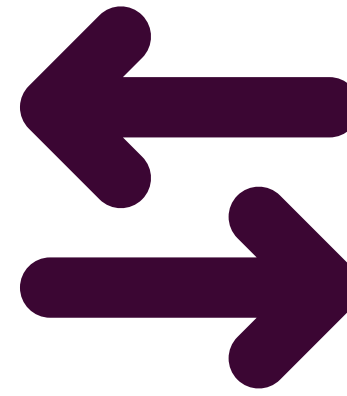
Access to communal green space within Newburn Riverside



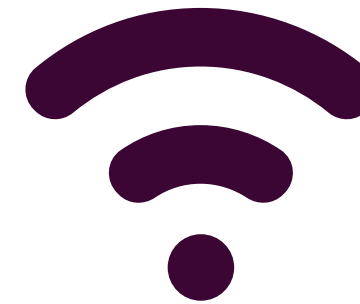
Energy Performance Certificate: C



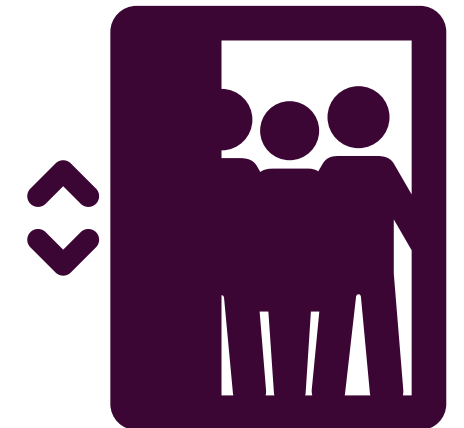
Good car parking ratio



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:



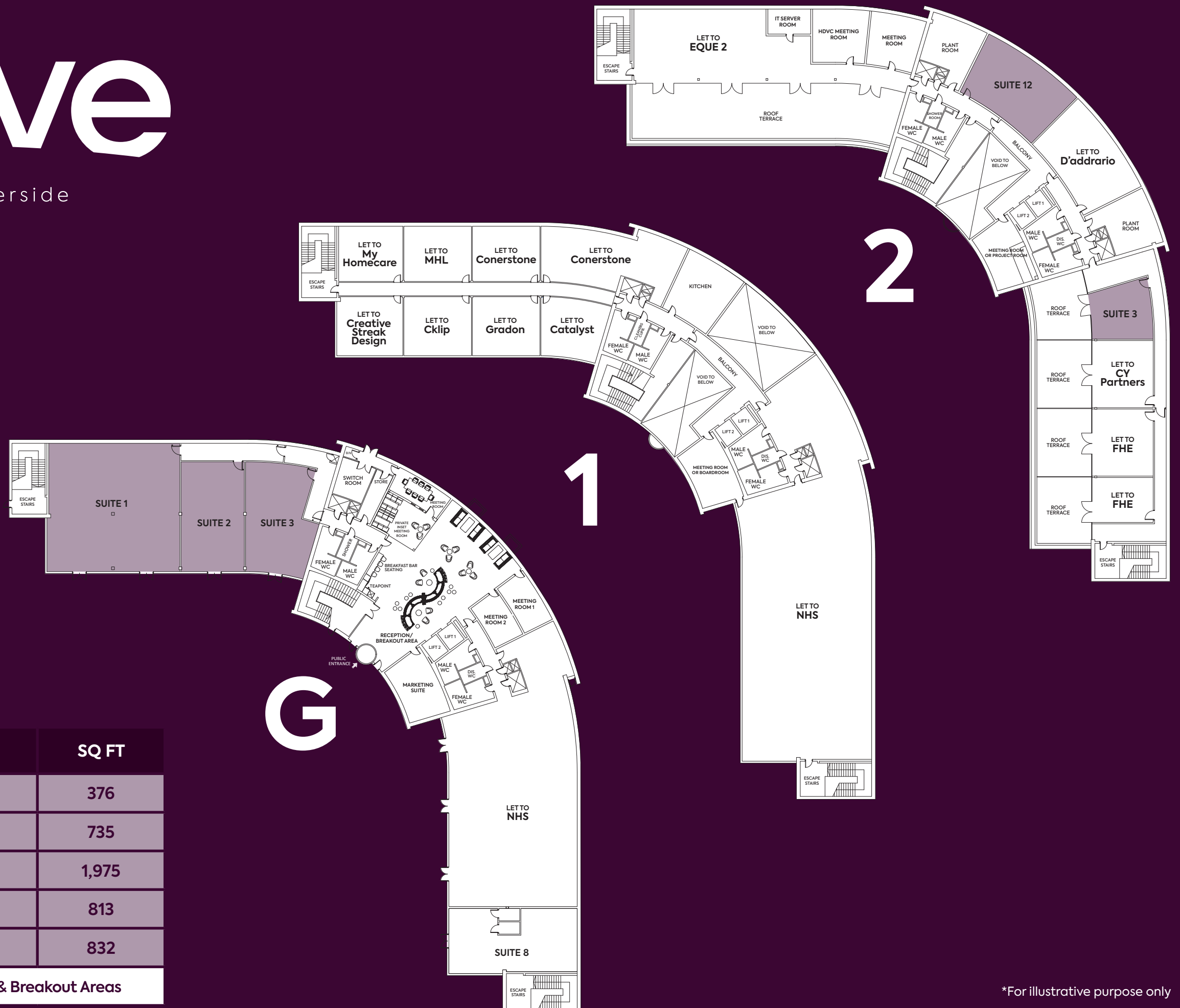


Natural light in abundance



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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		

*For illustrative purpose only

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Inspiring communal spaces



Landscaped onsite communal area



First floor west curve

Suite 3 second floor terrace with allocated outdoor space



Suite 12 second floor

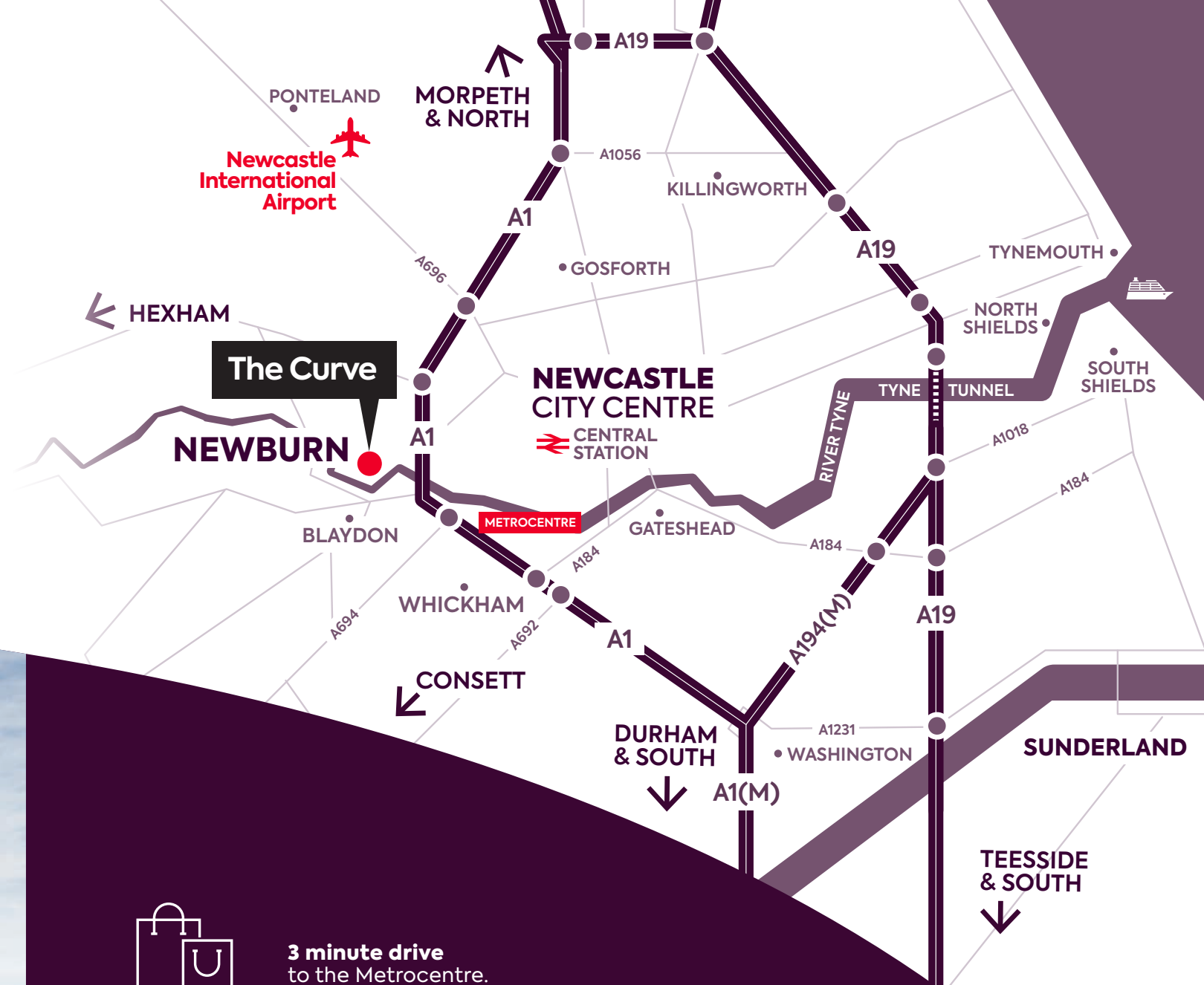


The Curve is located within Newburn Riverside, a modern business park uniquely located on the banks of the River Tyne and only 15mins from Newcastle City Centre.

The Curve

NE15 8NZ

Location & Connectivity



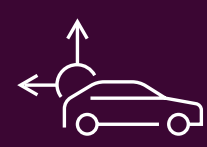
3 minute drive to the Metrocentre.



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.



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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.

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For further information regarding
office availability please contact:

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