



TO LET

Biomedicine West Wing, International Centre
For Life, Times Square, Scotswood Road,
Newcastle Upon Tyne, Tyne and Wear, NE1 4EP



Two Office Rooms 818 sqft (76m²)/1,224 sqft (114m²)

- Central location near Newcastle Central Station
- Modern Building with good specification.
- Suitable for a variety of uses including office, conference, training and medical.
- Flexible terms.
- On site amenities including car parking.

For further information please contact:

Ellie Combe
E: ellie.combe@naylorsgavinblack.co.uk
DD: 07544655575

Chris Pearson
E: chrisp@naylorsgavinblack.co.uk
DD: 07834328678

Second Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

TO LET

Biomedicine West Wing, International Centre
For Life, Times Square, Scotswood Road,
Newcastle Upon Tyne, Tyne and Wear, NE1 4EP

Location

The Biomedicine West Wing building is part of the International Centre for Life an innovative Science Village in Newcastle incorporating medical/research facilities for Newcastle University and the NHS together with the Life Science Centre and other leisure uses. There are over 200 research staff in the complex who work closely with the NHS Northern Genetic Service including the Molecular Diagnostic Service and the Clinical Genetics Directorate of the Newcastle upon Tyne HNS Foundation Trust. There is also active collaboration on site with the NHS Newcastle Fertility Centre.

The buildings are directly adjacent to Newcastle Central Rail and Metro Station bounded by Neville Street, Marlborough Crescent and Forth Street in the very heart of Newcastle City Centre.

Description

The available space is on the part second and third floors in this high specification building with good tenant amenities approached from a communal corridor.

The accommodation has the following features:

- Air conditioning and ventilation
- LED light fittings
- Under floor trunking with floor boxes
- Carpeting
- Blinds
- Shared kitchen facilities
- Male/Female and accessible w.cs
- Manned reception
- Showers and bike storage
- On site car parking

Accommodation

The available rooms are:

	Sq Ft	Sq M
Darwin	1,224	113.71
McClintock	818	75.99

Terms

Flexible 'easy in easy out' lease or licence terms are available.

EPC

This property has an EPC rating of D97.

Rent

The quoting rent is based on £30 psf inclusive of rent, rates, service charge and building insurance. The rent is exclusive of VAT and utilities which will be charged separately.

The car parking is available at £1,500 per annum plus VAT per space.

Legal Costs

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

VAT

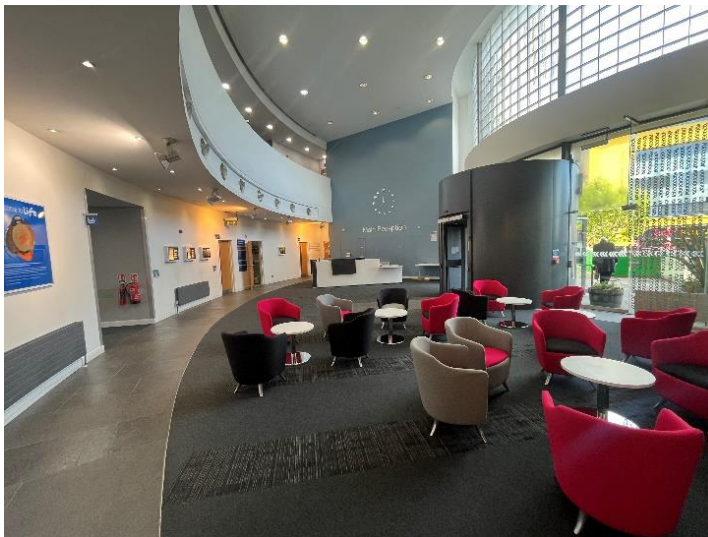
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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.

TO LET

Biomedicine West Wing, International Centre
For Life, Times Square, Scotswood Road,
Newcastle Upon Tyne, Tyne and Wear, NE1 4EP



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 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 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