



Modern High Quality Serviced Offices

315 - 940 Sq Ft (29.26 - 87.33 Sq M)

- 24/7 access
- Professional reception services
- Free on-site parking
- Access to meeting rooms

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Second Floor

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TO LET

Blyth Workspace, Commissioners Quay,
 Quay Road, Blyth, Northumberland,
 NE24 3AF

Location

Blyth Workspace occupies a prominent position on Blyth Quay Front. Blyth is situated approximately 18 miles North East of Newcastle upon Tyne and is easily accessed via the A189 Spine Road.

Blyth Workspace provides first-class, contemporary managed offices located in a stunning quayside location, and at the centre of a world leading base for energy and research.

Description

The property comprises of four floors of modern office accommodation for a range of businesses from start-ups to larger offices and established companies. The building benefits from:

- Heating and cooling systems from ground source heat pump
- Natural ventilation
- Access to meeting rooms
- Dedicated high speed broadband
- 24/7 access
- Shower facilities
- Professional reception service
- Free on-site parking

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following NIA areas:

	Sq Ft	Sq M
G04	344	31.96
F04	367	34.09
F05	315	29.26
F11	940	87.33
T01	715	66.42
T04	369	34.28
T05	411	38

Terms

The suites are available to let by way of standard tenancy agreements for a term of years to be agreed.

Rent

	Rent per annum
G04	£6,804
F04	£7,380
F05	£6,300
F11	£16,920
T01	£12,864
T04	£7,380
T05	£7,800

Rent shown above is exclusive of VAT.

EPC

Available on request.

Legal Costs

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

VAT

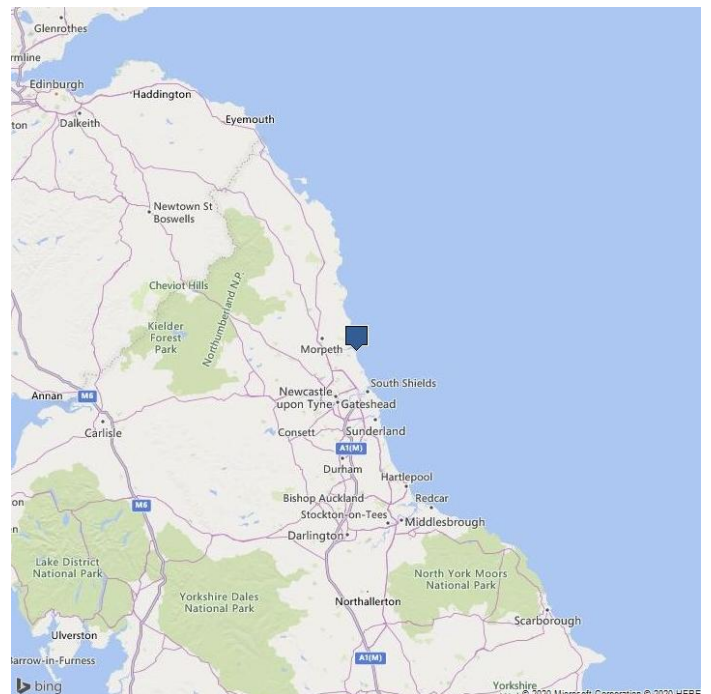
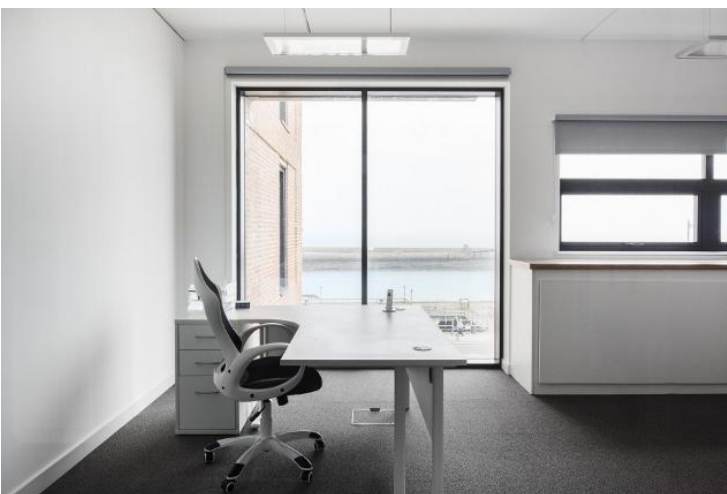
All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).

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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.
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